



# **AGENDA OF THE COMMON COUNCIL**

**TUESDAY, FEBRUARY 3, 2015, 7:00 P.M.**

**COUNCIL CHAMBERS  
ROOM 203, CITY HALL**

- Roll call.
- Pledge of Allegiance.
- Invocation.
- Approval of minutes of the January 20, 2015, meeting.
- Approval of the Agenda.
- Report by the Mayor.
- Announcements.

## **PRESENTATION**

Check Presentation to Live 54218.

## **PUBLIC HEARING**

Zoning Ordinance No. 1-15

An ordinance zoning certain land generally located north of Finger Road, west of Northview Road, south of Catalina Drive, and east of Erie Road as a Planned Unit Development District.

## **REFERRAL OF PETITIONS & COMMUNICATIONS**

1. Referral of communications and petitions received by the City Clerk.

Late communications.

## **REPORTS FOR COUNCIL ACTION**

2. Report of the Plan Commission.
3. Report of the Traffic Commission.
4. Report of the Finance Committee.
5. Report of the Improvement & Service Committee.
6. Report of the Personnel Committee (Item previously held over).

The Council may convene in closed session pursuant to Sec. 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating public employee contracts for competitive or bargaining reasons. The Council may thereafter reconvene in open session pursuant to Sec. 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

7. Report of the Personnel Committee.

With regard to Item #2, the Council may convene in closed session pursuant to Sec. 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating public employee contracts for competitive or bargaining reasons. The Council may thereafter reconvene in open session pursuant to Sec. 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

8. Report of the Protection & Welfare Committee.
9. Report of the Protection & Welfare Committee granting Operator Licenses.

## **RESOLUTIONS**

10. Resolution adopting the University Avenue Corridor Brownfields Redevelopment Plan.
11. Resolution authorizing conditional-use approval at 1826 North Irwin Avenue.
- 11-l. Resolution in support of the First Amendment: Freedom of Religion.

### **ORDINANCES - FIRST READING**

12. General Ordinance No. 2-15  
An ordinance amending Chapter 13 of the Code to permit self-service storage units within the General Commercial (C1) District.
13. General Ordinance No. 3-15  
An ordinance amending Section 33.08(2) of the Code relating to alcohol licensing location restrictions.

### **ORDINANCES - THIRD READING**

14. General Ordinance No. 1-15  
An ordinance amending Section 29.211 of the Code relating to penalties for parking violations.
15. Zoning Ordinance No. 1-15  
An ordinance zoning certain land generally located north of Finger Road, west of Northview Road, south of Catalina Drive, and east of Erie Road as a Planned Unit Development District.

Kris A. Teske  
Green Bay City Clerk

***Supporting documents for the numbered items in this agenda are contained in  
the  
Appendix of Supplemental Information.***

**ACCESSIBILITY:** Any person wishing to attend who, because of a disability, requires special accommodation should contact the City Safety Manager at 448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.



**APPENDIX OF SUPPLEMENTAL INFORMATION**

**FOR COUNCIL MEETING**

**OF TUESDAY, FEBRUARY 3, 2015**

**7:00 P.M.**

## PETITIONS & COMMUNICATIONS

### IMPROVEMENT & SERVICE COMMITTEE

Applications for Tree & Brush Trimmer Licenses by the following:

- A. Ripley's Stump Grinding
- B. Wright Tree Service, Inc.

Application for a Concrete Sidewalk Builder's License by Fischer Ulman Construction, Inc.

**REPORT OF THE GREEN BAY PLAN COMMISSION**  
**February 3, 2015**

The Green Bay Plan Commission, having met on Monday, January 26, 2015, considered all matters on its agenda and wishes to report and recommend the following:

1. To approve a Conditional Use Permit (CUP) for a material recovery facility (minor) in a General Commercial (CI) District located at 1826 North Irwin Avenue, subject to the following:
  - A. Standards set forth in 13-1607(d).
  - B. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the conditional use permit, including standard site plan review and approval.
  - C. The front façade of the building shall be improved to have a consistent durable exterior and complementary colors. Other street facing façades shall be improved to complement the other portions of the building which may include painting and/or durable siding.
  - D. Any necessary approvals by the Wisconsin Department of Natural Resources (WDNR) regarding the de-manufacturing and disassembly of product.
  - E. Compliance with flood-protection standards in Chapter 13-1300, Floodplain Overlay District.
  - F. The submitted operations plan.
2. To amend Chapter 13-800 to permit self-service storage units within the General Commercial (C1) District, subject to the following amendment to Chapter 13-814, Table 8-3, uses accessory to nonresidential uses, subject to:

Self-service storage units are considered an accessory use with the approval of a Conditional Use Permit (CUP) within the General Commercial (C1) District, subject to the following standards:

- A. No unit shall have an individual external entrance; instead, units shall share common entrance(s) and internal hallways.
- B. The self-service storage use shall not exceed 30 percent of the total floor area of a building.
- C. The approved site plan and building plan shall delineate the extent of the self-storage use.
- D. A principal permitted use shall be established prior to creation of a self-storage accessory use.

**REPORT OF THE  
TRAFFIC COMMISSION  
February 3, 2015**

The Traffic Commission having met Monday, January 19, 2015, considered all matters on its agenda and wishes to report and recommends the following:

1. To receive and place on file the report by the Police Department of the 2014 4<sup>th</sup> quarter serious injury and fatality crashes.
2. To postpone to the February 16, 2015 Traffic Commission meeting, the request to discuss, with possible action, ways to improve motorist compliance to the 4-WAY STOP signs at Newberry Avenue and Alpine Drive.
3. To receive and place on file the request to change the 1 HOUR PARKING 7 AM TO 4 PM SCHOOL DAYS zone on Deuchert Street to a PARKING BY RESIDENTIAL PERMIT ONLY zone so residents can park on-street during the school day.
4. To remove and adopt by ordinance the 2-HOUR PARKING 7 AM TO 7 PM MONDAY THROUGH FRIDAY zone on the north side of Eliza Street from Clay Street to Roosevelt Street.
5. To remove and adopt by ordinance the NO PARKING zone on the west side of Chestnut Avenue from and including the cul-de-sac south of Dousman Street to Mather Street.
6. To establish and adopt by ordinance a NO PARKING zone on the west side of Chestnut Avenue from and including the cul-de-sac south of Dousman Street to James Street.
7. To remove and adopt by ordinance the NO PARKING BUS LOADING ONLY 7:00 AM – 4:00 PM SCHOOL DAYS zone on the south side of Ninth Street from a point 200 feet west of Ridge Road to a point 100 feet west of Ridge Road.
8. To establish and adopt by ordinance a NO PARKING 7:00 AM – 4:00 PM SCHOOL DAYS zone on the south side of Ninth Street from a point 200 feet west of Ridge Road to a point 100 feet west of Ridge Road.
9. To remove and adopt by ordinance the NO PARKING zone on the south side of Ninth Street from a point 100 feet west of Ridge Road to a point 100 feet east of Ridge Road.
10. To establish and adopt by ordinance a NO STOPPING OR STANDING zone on the south side of Ninth Street from a point 100 feet west of Ridge Road to a point 100 feet east of Ridge Road.
11. To rescind the removal of the 4-WAY STOP condition on Paula Street and Peterson Road at Kathy Drive.
12. To rescind the establishment of a 2-WAY STOP condition on Paula Street and Peterson Road at Kathy Drive.
13. To establish and adopt by ordinance a NO PARKING zone at the west terminus of Mary Queen Road.

## **REPORT OF THE FINANCE COMMITTEE FEBRUARY 3, 2015**

The Finance Committee, having met on Wednesday, January 28, 2015 considered all matters on its agenda and wishes to report and recommends the following:

1. Hold until next meeting the request by Ald. Tim DeWane to look at the cost and feasibility of contracting out the animal control division within the City.
2. Hold until next meeting the request by Ald. Wery that the Mayor and staff provide documentation for "approval and purchase" of the Clarion Hotel, showing when public debate and vote were held and the purchase price.
3. Hold until next meeting the request by Ald. Nicholson the review of the total number of lawsuits since 2002 broken down by year that shows the cost of each lawsuit per year, brief description of the lawsuit, the amount paid in attorney fees, and the cost of the lawsuit.
4. To receive and place on file the request by the City Attorney's Office to the report of the claims committee.



# REPORT OF THE IMPROVEMENT AND SERVICE COMMITTEE February 3, 2015

The Improvement and Service Committee, having met on January 27, 2015 considered all matters on its agenda and wishes to report and recommend the following:

1. To hold until the next regularly scheduled Committee meeting, the request by Ald. Wiezbiskie, on behalf of a constituent, to develop a City ordinance with reference to bill posting, i.e. affixing, distributing, posting handbills.
2. To approve the request by Ald. Zima, on behalf of the owner of Lucky 7's, 1313 S. Broadway, to approve an annual overnight parking exemption for employees' safety when they work until approximately 3:45 a.m.
3. To approve the request by the Department of Public Works to award contract for miscellaneous Architecture and Engineering services to Berner-Schober Associates Inc. for 2015-2016.
4. To approve the 2015 Department of Public Works service rates.

Moveouts and Bulk Collection Charges:

≤3CY	\$70.00 each stop
>3CY but ≤10CY	\$140.00 each stop
>10CY	\$210.00 each stop

Construction/Demolition Materials:

\$49.00 per cubic yard

Appliance Collection:

\$35.00	Refrigerators and freezers
\$25.00	All other appliances

Recycling and Trash Carts:

\$60.00	64-gallon
\$60.00	96-gallon

Early Set-Out:

Minimum	\$60.00
Hourly	\$154.25

Asphalt Pavement Repair:

Concrete Base Street	\$46.30/SY
Gravel Base Street	\$92.20/SY

Snow and Ice Control on Public Sidewalks:

\$0.15 per lineal foot plus \$52.00 administrative charge per parcel

Weed Cutting:

Fixed charge per parcel	\$45.00
Plus labor per hour	\$35.00
Plus equipment per hour	\$31.00
Minimum charge-1/4 hour	\$61.60

5. To approve the applications for Tree & Brush Trimmer Licenses by the following:

- A. A-1 Tree Service, Inc.
- B. A Four Season Tree Care
- C. Casey's Tree Service, LLC.
- D. Economy Tree Service
- E. Fall-Rite Services
- F. Holtger Bros., Inc.
- G. Hutch
- H. Trugreen

**REPORT OF THE PERSONNEL COMMITTEE**  
**February 3, 2015**

The Personnel Committee met on Wednesday, January 14, 2015 with the following item held over from the January 20, 2015 City Council meeting:

1. Update and discussion on labor negotiations:
  - a. Bus Mechanics
  - b. Firefighters
  - c. Police Supervisory Personnel

**REPORT OF THE PERSONNEL COMMITTEE**  
**February 3, 2015**

The Personnel Committee, having met on Wednesday, January 28, 2015 considered all matters on its agenda and reports and recommends the following:

1. To approve the minutes from the meetings held on January 13, 2015 and January 14, 2015.
2. To approve the following contract agreements for the 2015 calendar year with a 2% general salary increase effective with the start of the pay period in which October 1, 2015 occurs.
  - a. City of Green Bay Parks and Forestry Labor Association
  - b. City of Green Bay Department of Public Works Labor Association
3. To hold until the next meeting the request to approve contracting for an attorney to advise the Council on any issue at a contract salary of \$30,000 per year.
4. To receive and place on file the request to have Human Resources solicit request for bids (RFPs) from outside consultants to conduct a broad study of the Green Bay Police Department to include reviewing and recommending potential operational and organizational changes to be more cost effective, including providing pros and cons on whether sergeants should be incorporated into the department at a cost not to exceed \$50,000. Prior to proceeding with the study, the results of the RFP process will be brought back to the Committee and Council for approval.
5. To refer to the City Attorney's office the review of how outside legal counsel is selected and whether illegal campaign donations from law firms preclude them from contracting with the City.
6. To approve the request to post all campaign finance reports on the City's web site.
7. To refer to the City Council as a whole the resolution recognizing religious liberty and diversity of belief by safeguarding the trust of religious institutions and their congregants.
8. To receive and place on file the report on employees that were or are on paid or unpaid administrative leave from December 1, 2014 to present.
9. To receive and place on file the report of routine personnel actions for regular employees.

Agreement Between

City of Green Bay

And

City of Green Bay  
Parks and Forestry Labor  
Association

2015

Agreement Between  
City of Green Bay  
And  
City of Green Bay Parks and Forestry Labor Association  
2015

This Agreement has been made and entered into between the City of Green Bay, hereinafter referred to as the "City" and City of Green Bay Parks and Forestry Association, hereinafter referred to as the "Association".

ARTICLE 1  
RECOGNITION

The City agrees to recognize representatives of City of Green Bay Parks and Forestry Association, as the exclusive bargaining agent for all regular full-time employees in the employ of the Employer in the City of Green Bay Parks, Recreation and Forestry Department excluding temporary, seasonal, supervisory and office clerical employees for all issues specifically addressed in this Agreement.

ARTICLE 2  
TERM OF AGREEMENT

This Agreement will become effective as of January 1, 2015 and remain in full force and effect to and including December 31, 2015.

ARTICLE 3  
BASE WAGE INCREASE

The salary schedule will reflect a 2% increase across the board base wage increase effective with the first day of the period in which October 1, 2015 occurs.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, this \_\_\_\_\_ day of January\_\_\_\_ 2015.

**City of Green Bay**

**Parks and Forestry Labor Association**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
President

\_\_\_\_\_  
Human Resources Director

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Attorney for Parks and Forestry Labor  
Association

**City of Green Bay Parks and Forestry Labor Association  
Wage Schedule**

Position	October 1, 2014 Pay Rate at Start of Year					October 1, 2015 Pay Rate at Start of Year				
	Start	2	8	12	16	Start	2	8	12	16
Park Maintenance Worker Forestry Worker I Stores Clerk	\$20.71	\$21.80	\$21.87	\$21.93	\$21.99	\$21.13	\$22.24	\$22.31	\$22.37	\$22.43
Maintenance Specialist I Forestry Worker II	\$21.63	\$22.77	\$22.84	\$22.90	\$22.96	\$22.06	\$23.23	\$23.30	\$23.36	\$23.42
Maintenance Specialist II	\$22.08	\$23.24	\$23.31	\$23.37	\$23.43	\$22.52	\$23.70	\$23.78	\$23.84	\$23.90
Maintenance Specialist III	\$23.12	\$24.34	\$24.41	\$24.47	\$24.53	\$23.59	\$24.83	\$24.90	\$24.96	\$25.02
Master Licensed Plumber	\$25.50	\$26.84	\$26.91	\$26.97	\$27.03	\$26.01	\$27.38	\$27.45	\$27.51	\$27.57

- For 2015 a 2% wage increase will be effective with the beginning of the payroll period in which October 1, 2015 occurs or September 20, 2015.
- Regular full-time employees start at the base rate which is 95% of the rate at the start of year 2, the employee will move to the rate at the start of year 2 rate upon successful completion of their probationary period.
- Wage increases at the start of year 8, year 12 and year 16 represent longevity steps.

**The following guidelines are listed for informational purposes and not subject to bargaining:**

1. The Parks Maintenance Lead Worker and Forestry Lead Worker will receive \$0.70 per hour above the regular classified rate for each hour worked. Supervisors may assign lead worker duties in situations in which such additional supervision or direction is warranted.
2. Plumber license to be reimbursed at \$300 every 2-years effective in the first pay period in February.
3. Maintenance Specialist or Park Maintenance Workers who perform mechanic duties between 2:30 PM and 10:30 PM will receive an additional \$0.25 per hour for those hours.

Agreement Between

City of Green Bay

And

City of Green Bay  
Department of Public Works Labor  
Association

2015

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Agreement Between  
City of Green Bay  
And  
City of Green Bay Department of Public Works Labor Association  
2015

AGREEMENT

This Agreement has been made and entered into between the City of Green Bay, hereinafter referred to as the "City" and City of Green Bay Public Works Labor Association, hereinafter referred to as the "Association" pursuant to the provisions of Chapter 11.70 of the Wisconsin Statutes.

ARTICLE 1  
RECOGNITION

The City recognizes representatives of City of Green Bay Public Works Labor Association, as the exclusive bargaining agent for all issues specifically addressed in this Agreement, for all its employees in the Department of Public Works as defined in the certification issued by the Wisconsin Employment Relations Board on November 10, 1965 and September 26, 1978.

ARTICLE 2  
TERM OF AGREEMENT

This Agreement will become effective as of January 1, 2015 and remain in full force and effect to and including December 31, 2015.

ARTICLE 3  
BASE WAGE INCREASE

The salary schedule will reflect a 2% increase across the board base wage increase effective with the first day of the period in which October 1, 2015 occurs.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, this \_\_\_\_\_ day of January 2015.

City of Green Bay

Department of Public Works Labor Association

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
President

\_\_\_\_\_  
Human Resources Director

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Attorney for DPW Labor Association

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**City of Green Bay Public Works Labor Association  
Wage Schedule**

Grade	Job Title	October 1, 2014				October 1, 2015			
		Pay Rate at Start of Year				Pay Rate at Start of Year			
		Base	8	12	16	Base	8	12	16
G-1	Laborer Building Custodian	\$21.42	\$21.51	\$21.63	\$21.73	\$21.85	\$21.94	\$22.06	\$22.16
G-2	Tractor Operator Truck Driver Laborer on Weed Spraying Laborer on Overseeing Welfare	\$21.77	\$21.90	\$22.01	\$22.09	\$22.21	\$22.34	\$22.45	\$22.53
G-3	Sweeper/Flusher Operator Days Sewer Laborer Laborer on Oil Distributor Laborer on Crack Filling Laborer on Hot Patching	\$21.89	\$21.97	\$22.09	\$22.19	\$22.33	\$22.41	\$22.53	\$22.63
G-4	Sweeper/Flusher Operator Nights Laborer on Hot Patch Roller Laborer on Crack Router	\$21.95	\$22.07	\$22.19	\$22.28	\$22.39	\$22.51	\$22.63	\$22.73
G-5	Truck Driver on Crack Filling Truck Driver on Hot Patch	\$22.23	\$22.38	\$22.49	\$22.54	\$22.67	\$22.83	\$22.94	\$22.99
G-6	Sewer Maintenance Worker Shop Helper Equipment Operator	\$22.51	\$22.59	\$22.74	\$22.85	\$22.96	\$23.04	\$23.19	\$23.31
G-7	Welder Equip Operator/Snow Blower Equipment Operator/Backhoe Equipment Operator/Grader Wing (11/15-4/15) Equip Operator/Leader Wing w/wing Tub Grinder Backhoe Grade All	\$22.84	\$22.93	\$23.01	\$23.10	\$23.30	\$23.39	\$23.47	\$23.56
G-8	Equipment Operator Lead Worker Sewer Lead Worker	\$22.99	\$23.08	\$23.24	\$23.32	\$23.45	\$23.54	\$23.70	\$23.79
G-9	Senior Mechanic	\$23.13	\$23.25	\$23.41	\$23.48	\$23.59	\$23.72	\$23.88	\$23.95
G-10	Carpenter Mechanic Lead Worker	\$23.63	\$23.74	\$23.87	\$23.95	\$24.10	\$24.21	\$24.35	\$24.43
B-1	Traffic, Signs and Marking Lead Worker	\$22.67	\$22.85	\$22.94	\$23.01	\$23.12	\$23.31	\$23.40	\$23.47
	Traffic, Signs and Marking Operator	\$21.95	\$22.07	\$22.19	\$22.28	\$22.39	\$22.51	\$22.63	\$22.73
	Traffic, Signs and Marking Lab/Lead	\$21.77	\$21.90	\$22.01	\$22.09	\$22.21	\$22.34	\$22.45	\$22.53
	Traffic, Signs and Marking Labor	\$21.42	\$21.51	\$21.63	\$21.73	\$21.85	\$21.94	\$22.06	\$22.16

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- For 2015 a 2% wage increase will be effective with the beginning of the payroll period in which October 1, 2015 occurs or September 20, 2015 (double check the date).
- All new laborers and building custodians, except for employees transferring from other City departments, will be employed at a starting rate of 85% of the G-1 pay grade for the first 6-months, and 90% of G-1 rate for the second 6-months. Those accepted as regular employees after 12-months of employment, will receive the full rate of pay for the classification of work performed.
- Wage increases at the start of year 8, year 12 and year 16 represent longevity steps.

**The Following Guidelines Are Listed For Informational Purposes and Not Subject To Bargaining**

1. No employee will suffer a reduction in pay if s/he is required to take a temporary job carrying a lesser rate of pay. Any employee who is required to take temporary jobs of a higher scale will receive the pay of such scale.
2. Sewer maintenance employees on stand-by through the weekend, from the end of the workday on Friday through the beginning of the workday on Monday, will receive 9-hours pay (3-hours per day) at their regular hourly rate of pay and 1-additional hour when a holiday falls on a weekend and 4-hours when a holiday falls on a weekday.
3. Mechanics and Shop Helpers working the night shift will receive a differential of \$0.17 per hour for all hours worked.
4. Holiday pay for custodians will be at 8-hours for full day holidays and 4-hours for ½-day holidays.

## **PROTECTION & WELFARE COMMITTEE REPORT**

### **February 3, 2015**

The Protection & Welfare Committee, having met on Monday, January 26 2015, considered all matters on the agenda and wishes to report and recommend the following:

1. To approve the notice of the change of agent for Kokoro, LLC at 301 N. Adams Street.
2. To hold until the next meeting the application for a Class "A" Beverage License by Dousman Fuel, Inc. at 606 Dousman. (Currently Express Convenience)
3. To hold until the next meeting the application for a "Class A" Liquor and a Class "A" Beverage License by Thao Pao Lee at 316 S. Broadway.
4. To approve the application for a "Class B" Combination License by BeachMe, LLC at 840 S. Broadway with the approval of the proper authorities. (Currently Richard Craniums, LLC)
5. To approve the application for one of eight available "Class B" Combination License by Prohibition Spirits, LLC at 159 N. Broadway with the approval of the proper authorities, and to consider the adjoining space a tobacco retail store as well as a novelty shop.
6. To deny the application for one of eight available "Class B" Combination License by Kim M. VandenBusch at 702 N. Quincy Street.
7. To approve the request by the owners of St. Brendan's Inn, 234 S. Washington Street, to hold an outdoor event March 14-17, 2015. The approval of the request is subject to complaint.
8. To hold for the Special Meeting on February 12, 2015 the request by Ald. Wery to review the UBER 'ride sharing program' to ensure compliance with the City's taxi ordinance and to amend the ordinance as needed to address this type of service.
9. To approve the amended language in §33.08(2)(e) and to refer back to the City Attorney's Office to look into adding restrictions onto the ordinance.
10. To approve the appeal by Andrew Fifield to the denial of his Operator License application.

**REPORT OF THE PROTECTION AND WELFARE COMMITTEE  
GRANTING OPERATOR LICENSES  
February 3, 2015**

The Protection and Welfare Committee wishes to request that the following applications for Operator Licenses be granted. Stipulations placed on licenses shall continue to be in effect.

**OPERATOR LICENSES**

Alberts, Tiffany L  
Binsfeld, Crystal L  
Clark, Melissa M  
Coel, Kasie L  
Debeukelar, Travis J  
Dorner, Amy J  
Griese, Aarin J  
Kannenberg, Kyle J  
Kunze, Steffanie L  
Perez, Cristina  
Petermann, Scott D  
Peterson, Jeremy J  
Plautz, Kayla M  
Roznowski, Adam R  
Schilling, Cassidy T  
Selby, Gena H  
Strebel, Mackenzie L  
Vega, Tiffany M  
Wells, Lauren M  
Wertel, Abby R  
Yealey, Monica  
Zuelke, Jessica J

RESOLUTION ADOPTING THE  
UNIVERSITY AVENUE CORRIDOR  
BROWNFIELDS REDEVELOPMENT PLAN  
(PP 12-02)

February 3, 2015

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS, Green Bay's University Avenue is a vital commercial, cultural, and social link for the east side residents and customers to the City of Green Bay; and

WHEREAS, the City of Green Bay was awarded a United States Environmental Protection Agency Brownfield Area Wide Planning Grant for the planning and encouraging redevelopment of, and reinvestment in, this vital east side commercial corridor; and

WHEREAS, the University Avenue Corridor Brownfields Redevelopment Plan was formed to engage in this planning process by assembling a diverse cross-section of corridor stakeholders, including business owners, corporate executives, property owners, neighborhood residents, lenders, developers, and other key legacy institutions; and

WHEREAS, this planning process included extensive and intensive public outreach and participation, including five public workshops, stakeholder and property owner interviews, institution and cultural focus group meetings, neighborhood meetings, news media coverage, a project web site, and various other forms of information sharing; and

WHEREAS, the Citizen Steering Committee recommended by a unanimous vote the adoption of this plan; and

WHEREAS, the Green Bay Plan Commission on November 10, 2014; the Redevelopment Authority of the City of Green Bay on December 9, 2014; and the Economic Development Authority of the City of Green Bay on December 10, 2014; passed resolutions recommending adoption of this plan; and

WHEREAS, this plan expresses the results of the public process - a community supported vision for the transformation of University Avenue into a signature street with a cohesive identity through an elevated level of complementary land uses, design, aesthetics, livability, functionality, and safety; and

WHEREAS, this plan contains strategies and recommendations intended to grow the economy of the City of Green Bay in a way that is sustainable through strategic reuse of brownfield properties.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay adopts the University Avenue Corridor Brownfields Redevelopment Plan, a copy of which is available for review in the Clerk's Office.

Adopted \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

DL:bc

RESOLUTION AUTHORIZING CONDITIONAL-USE  
APPROVAL AT 1826 NORTH IRWIN AVENUE  
(ZP 15-01)

February 3, 2015

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 15-01 and the recommendation of the Plan Commission on January 26, 2015, the City of Green Bay does authorize a conditional-use permit for a material recovery facility (minor) in a General Commercial (C1) District located on the following described property at 1826 North Irwin Avenue:

ADDN TO GREEN BAY BY THE BUSINESS MENS ASSN  
LOT 2 BLK 96 (Tax Parcel No. 21-1490)

Said conditional-use permit shall be granted subject to the following conditions:

- a. Standards set forth in Sec. 13-1607(d), Green Bay Municipal Code.
- b. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the conditional-use permit, including standard site plan review and approval.
- c. The front façade of the building shall be improved to have a consistent durable exterior and complementary colors. Other street-facing façades shall be improved to complement the other portions of the building, which may include painting and/or durable siding.
- d. Any necessary approvals by the Wisconsin Department of Natural Resources (WDNR) regarding the de-manufacturing and disassembly of product.
- e. Compliance with flood-protection standards in Chapter 13-1300, Floodplain Overlay District, Green Bay Municipal Code.
- f. The submitted operations plan.

Adopted \_\_\_\_\_

Approved \_\_\_\_\_

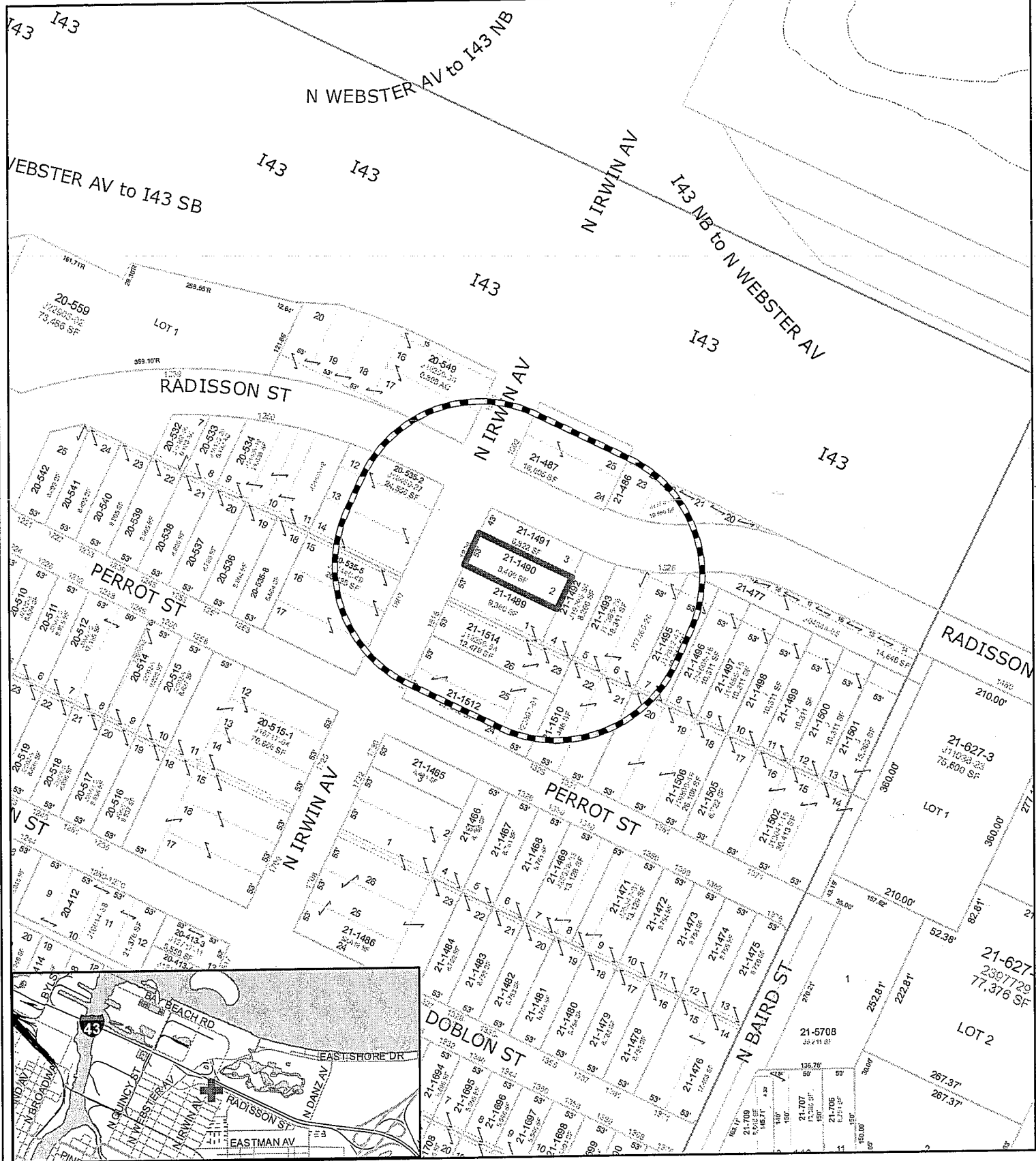
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

bc

Attachment – Map







**Zoning Petition (ZP 15-01)**  
**Request for a Conditional Use Permit (CUP) for a material recovery facility-minor**  
**in a General Commercial (CI) District located at 1826 North Irwin Avenue**

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.  
 Map prepared by City of Green Bay Planning Department.  
 P.N. January 2015. \Planning\CityZPMaps\2015\ZP15-01



0 100 200 Feet

 Subject Area

 200' Notice Area



11A

RESOLUTION IN SUPPORT OF THE FIRST AMENDMENT  
FREEDOM OF RELIGION

February 3, 2015

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS, the City of Green Bay supports an open door policy of acceptance of people of all race, creed, religion, sexual orientation or other protected classes; and

WHEREAS, the City of Green Bay is not tolerant of hate speech, bullying, discrimination, exclusion or lack of acceptance of any persons in accordance with state and federal law; and

WHEREAS, federal and state laws change in accordance with modern day social issues, the City of Green Bay recognizes that some current municipal laws and policies may become preempted or outdated, requiring a need to create, repeal, and/or amended municipal laws in accordance with state and federal law; and

WHEREAS, municipal laws and policies are amended, repealed, created and enforced, the City of Green Bay will practice strict scrutiny to protect First Amendment rights; and

WHEREAS, the City of Green Bay shall not impose a law on religious institutions that will limit or censor teachings which are relevant to that institutions faith and not in conformity with state or federal law; and

WHEREAS, the City of Green Bay shall not support an action which would impose a hardship or censorship on the leaders of religious institutions that would cause these leaders fear or threat of retaliation based on their religious teachings; and

WHEREAS, in any case where religious liberty may be limited by a governmental interest, it will only be for a compelling governmental interest and must be done in the least restrictive manner possible in accordance with state and federal law; and

THEREFORE, BE IT RESOLVED, the City of Green Bay supports and promotes individuals and institutions First Amendment Freedom of Religion rights.

Adopted \_\_\_\_\_, 2015

Approved \_\_\_\_\_, 2015

\_\_\_\_\_  
James J. Schmitt  
Mayor

\_\_\_\_\_  
Kris Teske  
Clerk

11.1

GENERAL ORDINANCE NO. 2-15

AN ORDINANCE  
AMENDING CHAPTER 13,  
GREEN BAY MUNICIPAL CODE,  
TO PERMIT SELF-SERVICE STORAGE  
UNITS WITHIN THE GENERAL  
COMMERCIAL (C1) DISTRICT  
(TA 15-01)

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

**SECTION 1.** Section 13-800, Table 8-3, Green Bay Municipal Code, is amended as follows:

**Table 8-3. Permitted Accessory Uses in the Commercial Districts**

Use	C1	C2	C3	Dev. Std.
<b>Uses Accessory to Nonresidential Uses</b>				
Antennas, satellite dishes, and similar equipment	P	P	P	X
Carwash (automatic) when accessory to a service station in compliance with Chapter 13-1600		C	C	X
Music (outdoor live or amplified music)	C	C	C	X
Off-street loading docks	C	P	P	X
Outdoor display of vehicles		P	C	X
Outdoor commercial recreation	C	C	C	X
Outdoor sales, display, and storage	*	**	*	X
Parking (surface)	P	P	P	
Parking (structured)		C	P	X
Parking and storage of vehicles licensed to a business	P	P	P	X
<b>Self-Service Storage Units</b>	<b>C</b>	<b>--</b>	<b>--</b>	<b>X</b>
Signs, as regulated by Chapter 13-2000	P	P	P	
Small Wind Energy Systems	C	C	C	X
Solar Energy Systems	P	P	P	X
Telecommunication facilities	C	C	C	X
Warehousing, incidental repair, or processing necessary to conduct a permitted principal use, conducted within the principal building, not exceeding 40 percent of total floor area		P	P	X
Waste and recycling storage	P	P	P	X

**SECTION 2.** Section 13-1612, Development Standards – Self-Service Storage Units, Green Bay Municipal Code, is created as follows:

**13-1612. Development Standards – Self Service Storage Units.**

(a) No unit shall not have an individual external entrance; instead, units shall share common entrance(s) and internal hallways.

(b) The self-service storage use shall not exceed 30 percent of the total floor area of a building.

(c) The approved site plan and building plan shall delineate the extent of the self-storage use.

(d) A principal permitted use shall be established prior to creation of a self-storage accessory use.

**SECTION 3.** All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

**SECTION 4.** This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Clerk

bc

02/03/15

GENERAL ORDINANCE NO. 3-15

AN ORDINANCE  
AMENDING SECTION 33.08(2),  
GREEN BAY MUNICIPAL CODE,  
RELATING TO ALCOHOL LICENSING  
LOCATION RESTRICTIONS

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

**SECTION 1.** Section 33.08(2), Green Bay Municipal Code, is hereby amended to read:

**33.08 LICENSE RESTRICTIONS GENERALLY.**

(2) RESTRICTIONS ON LOCATION. (Amd. GO 11-00) (Amd. GO 25-10) No alcohol license shall be issued for a premises when any portion of the structure housing the premises would be less than 300 feet from any portion of a structure housing any established public school, parochial school, hospital, or church. This subsection shall not apply to:

- (a) any premises licensed as such on March 25, 2000;
- (b) any premises licensed as such prior to the occupation within 300 feet thereof of any school building, hospital building, or church building;
- (c) any Special Event or Picnic license;
- (d) any premises operated under both a Class "B" (Beer) or "Class B" (Liquor) license and a restaurant permit where the principal business conducted is that of a restaurant; or
- (e) upon application, any premises that obtains approval from the Common Council. An applicant shall provide an application on a form promulgated by the City Clerk's Office. Thereafter, the City Clerk shall place the application on the next available Protection and Welfare Committee agenda for its review and recommendation. Upon review, the Protection and Welfare Committee shall forward its findings to the City Council for final approval.

**SECTION 2.** All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

**SECTION 3.** This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Clerk

PJL:bc

02/03/15

GENERAL ORDINANCE NO. 1-15

AN ORDINANCE  
AMENDING SECTION 29.211,  
GREEN BAY MUNICIPAL CODE,  
RELATING TO PENALTIES FOR  
PARKING VIOLATIONS

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS  
FOLLOWS:

**SECTION 1.** Sections 29.211 (1), (2), and (3), Green Bay Municipal Code, are hereby amended as follows:

**29.211 PENALTIES FOR PARKING VIOLATIONS.** (Amd. GO 50-03) A violation of the parking provisions in this chapter shall result in the following forfeitures and be subject to the following procedures:

(1) Payment or Contest within Five Days. If payment or notice to contest is provided to the Parking Division within five calendar days after the violation, the penalty shall be:

(a) (Amd. GO 39-08) ~~Ten dollars (\$10)~~ **Fifteen dollars (\$15)** for a violation of Sec. 29.202, Green Bay Municipal Code (Class "A" Parking Violations).

(b) ~~Twenty dollars (\$20)~~ **Twenty-five dollars (\$25)** for a violation of Sec. 29.203, Green Bay Municipal Code (Class "B" Parking Violations), or any other parking violation not specifically enumerated in Sections 29.202 through 29.205, Green Bay Municipal Code.

(c) ~~Thirty dollars (\$30)~~ **Thirty-five dollars (\$35)** for a violation of Sec. 29.204, Green Bay Municipal Code (Class "C" Parking Violations).

(d) Sixty dollars (\$60) for a violation of Sec. 29.205, Green Bay Municipal Code (Class "D" Parking Violations).

(e) One Hundred dollars (\$100) for violation of Sec. 29.206, Green Bay Municipal Code (Class "E" Parking Violations).

(2) Payment after First Notice. If the citation is not contested or paid within five days, the Division shall send by first class mail a notice to the registered owner including all relevant information. If the citation is paid or contested after the first notice has been mailed, but before the final notice is mailed, ~~four dollars (\$4)~~ **five dollars (\$5)** shall be added to the amount due pursuant to subsection (1).

GENERAL ORDINANCE NO. 1-15

Page 2

(3) Payment after Final Notice. If the citation is not contested or paid within 21 days of the date of the citation, the Division shall, by first class mail, send a final notice to the registered owner of the vehicle including all relevant information. If the citation is paid or contested after the final notice is mailed, ~~eleven dollars (\$11)~~ **fifteen dollars (\$15)** shall be added to the amount due pursuant to subsection (1).

**SECTION 2.** All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

**SECTION 3.** This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Clerk

bc

01/20/15



ZONING ORDINANCE NO. 1-15

AN ORDINANCE  
ZONING CERTAIN LAND GENERALLY LOCATED  
NORTH OF FINGER ROAD, WEST OF NORTHVIEW ROAD,  
SOUTH OF CATALINA DRIVE, AND EAST OF ERIE ROAD  
AS A PLANNED UNIT DEVELOPMENT DISTRICT  
(ZP 14-37)

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

**SECTION 1.** Section 13.01, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development (PUD) District on the following described property:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 1, T23N-R21E; THENCE N00°26'02"E, 635.02 FEET ALONG THE WEST LINE OF THE SW1/4-NW1/4 OF SAID SECTION 1, THENCE S89°32'54"E, 983.85 FEET; THENCE N00°26'04"E, 690.00 FEET; THENCE S89°32'54"E, 1,664.20 FEET; THENCE S00°07'58"W, 1,079.77 FEET; THENCE S89°46'12"E, 400.00 FEET; THENCE N00°08'01"E, 180.00 FEET; THENCE N89°46'07"W, 100.00 FEET; THENCE N00°09'51"W, 239.43 FEET; THENCE N81°16'35"E, 552.07 FEET; THENCE N08°43'25"W, 253.00 FEET; THENCE N89°45'35"E, 524.42 FEET; THENCE S00°00'09"W, 994.57 FEET; THENCE S00°04'03"E, 1,770.48 FEET; THENCE S89°55'51"W, 1,004.06 FEET; THENCE N00°07'58"E, 434.18 FEET; THENCE S89°55'51"W, 334.10 FEET; THENCE S00°07'58"W, 916.33 FEET; THENCE N89°32'54"W, 604.18 FEET; THENCE S00°05'12"W, 371.43 FEET; THENCE N87°22'26"W, 303.29 FEET; THENCE N00°07'04"E, 329.98 FEET; THENCE N89°05'24"W, 169.93 FEET; THENCE S00°07'04"W, 329.98 FEET; THENCE N87°23'43"W, 251.57 FEET; THENCE N00°28'38"E, 305.90 FEET; THENCE N88°04'59"W, 287.60 FEET; THENCE N08°57'38"W, 465.99 FEET; THENCE N77°25'18"W, 248.99 FEET; THENCE S29°15'01"E, 163.87 FEET; THENCE 65.32 FEET ALONG THE ARC OF A 55 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS S26°43'13"W, 61.53 FEET; THENCE N78°53'21"W, 382.13 FEET; THENCE 129.88 FEET ALONG THE ARC OF A 55 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS N52°44'23"W, 101.74 FEET; THENCE N30°23'35"W, 180.30 FEET; THENCE N15°59'51"W, 397.37 FEET; THENCE N88°55'28"W, 119.75 FEET TO THE WEST LINE OF THE NW1/4-SW1/4 OF SECTION 1, T23N-R21E; THENCE N00°06'09"E, 1,304.09 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

Parcel Numbers: 21-10, 21-11, 21-11-1, 21-12, 21-12-1, 21-13-1, 21-16-1-5, 21-17, 21-20, 21-21-A, 21-4

Parcel contains 11,471,961.6 square feet / 263.36 acres  
Parcel is subject to easements and restrictions of record

**SECTION 2.** This ordinance is enacted pursuant to Wis. Statutes Sections 62.23 and 66.1027. Its purpose is to allow the optional development and redevelopment of land in Green Bay consistent with the design principles of traditional neighborhoods.

- A. INTENT. The intent the PUD is to develop the subject area with elements of a traditional neighborhood, these themes include:
1. Is compact and is designed for the human scale.
  2. Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood.
  3. Provides a mix of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes.
  4. Incorporates a system of relatively narrow, interconnected streets with sidewalks, as well as access to bicycle and transit routes; offering multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments.
  5. Incorporates significant environmental features into the design.
  6. Is consistent with the City of Green Bay Comprehensive Plan.
- B. APPLICABILITY. This ordinance applies as an alternative set of standards for development or redevelopment on sites of 5 acres or more if it is within the Urban Service or Urban Expansion Districts and is contiguous to existing development and 15 acres or more if it is within the Urban Service or Urban Expansion Districts and is noncontiguous to existing development.
- C. INTERPRETATION. Development shall be planned, reviewed, and carried out in conformance with all municipal, state, and other laws and regulations. However, if there is a conflict between the provisions of this subchapter and other provisions of the zoning or subdivision sections of the Green Bay Municipal Code, this subchapter shall take precedence.

**SECTION 3.** Pursuant to Section 13-1900, et seq., Green Bay Municipal Code, as they apply, the following conditions are imposed:

- A. PERMITTED, CONDITIONAL, AND ACCESSORY USES. The only uses that may be established and/or maintained on the subject property, in conformance with Exhibit D – Grandview Place Land Use Plan, are as follows:
1. Permitted Uses: In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses. A traditional neighborhood development shall consist of the following components: a residential area, a mixed-use area, and open space, as specified below.
    - a. Residential areas: The PUD shall include a residential area in which the following uses are permitted.

- (1) Single-family detached dwellings.
    - (2) Multifamily dwellings, including senior housing, at a density of at least 10 and no more than 20 units per net acre.
    - (3) Required mix. A minimum of two housing types from this list must be present in the PUD. Single-family detached dwellings shall constitute a maximum of 70 percent of the dwelling units.
  - b. Mixed-use areas: The PUD shall include a mixed use area containing commercial, civic, residential, and open space uses as identified below. The total land area devoted to nonresidential development, including ground floor commercial or office uses, civic buildings, and parking areas, shall not exceed 25 percent of the gross acreage of the PUD.
    - (1) Commercial Uses:
      - A. Food services (grocery stores, butcher shops, bakeries, and other specialty food stores, ice cream, candy shops, and restaurants, not including bars, taverns, and similar uses).
      - B. General retail.
      - C. Services, such as daycare centers, music, dance or exercise studios, offices, including professional and medical offices, barber, hair salon, dry cleaning, repairs of small goods, such as shoes, electronics, or similar items.
      - D. Accommodations, including bed and breakfast establishments, small hotel, or inn.
    - (2) Residential uses, including those listed above, with the exception of single-family detached dwellings and also including the following:
      - A. Residential units located above or to the rear of commercial uses.
      - B. Live-work units that combine a residence and workplace.
    - (3) Civic or institutional uses, including the following:
      - A. Municipal offices, fire and police stations, libraries, museums, community meeting facilities, and post offices.
      - B. Transit shelters.
      - C. Places of worship.
      - D. Educational facilities.
    - (4) Open space uses:
      - A. Central square.
      - B. Neighborhood park.
      - C. Playground.
      - D. Natural/open space area.
2. Conditional Uses: The following uses may be established with approval of a conditional use permit:
- a. Single-family attached dwellings
  - b. Community living arrangements and assisted living facilities. The density and housing type shall be determined based on the findings for the conditional-use permit.
  - c. Commercial uses, identified above, greater than 10,000 square feet.
  - d. Commercial uses with drive-through facilities.

3. Accessory Uses: The only accessory uses that may be established and/or maintained on the subject property, in conformance with permitted uses listed above, are as follows:
  - a. Residential areas: Chapter 13-600 Section 2, Green Bay Municipal Code.
  - b. Mixed-use areas: Chapter 13-700 Section 2 uses and standards listed under the Neighborhood Commercial (NC) District, Green Bay Municipal Code.
4. Open Space:
  - a. At least 20 percent of the gross acreage of the PUD shall be designated as open space, which may include undevelopable areas, such as steep slopes and wetlands and stormwater detention and retention basins. Open space areas may include:
    - (1) Environmental corridors, greenways.
    - (2) Protected natural areas.
    - (3) Neighborhood and community parks, squares, plazas, and playing fields.
    - (4) Streams, ponds, and other water bodies.
    - (5) Open spaces do not include required setback areas and rights-of-way but may include (1)-(4) above.
  - b. Common open space. At least 25 percent of the open space area must be common open space available for public use. At least 90 percent of all dwellings shall be located within one-half mile of such common open space.
  - c. Conservancy and open space areas shall be dedicated to the City at the time of platting.

B. DIMENSIONAL AND LOT AREA REQUIREMENTS. The following dimensional and area requirements shall apply to all lots within the development based on the land use plan listed in Exhibit D.

1. Block and lot size diversity. Street layouts should provide for perimeter blocks that are generally in the range of 200-400 feet deep by 400-800 feet long. A variety of lot sizes should be provided to facilitate housing diversity and choice and meet the projected requirements of people with different housing needs.
2. Lot widths. Lot widths should create a relatively symmetrical street cross-section that reinforces the public space of the street as a simple, unified public space. Similar lot sizes and housing types should generally be located on opposite sides of a street.

3. Dimensional Standards.

	Min. lot size	Min. lot width	Front yard setback	Rear yard setback <sup>a</sup>	Side yard setback <sup>b, e</sup>	Height <sup>d</sup>	Max Impervious Surface
			Min - Max	Minimum	Minimum	Min - Max	
Single-family detached	5,000 SF	50	10 - 25 35	25	6 (two) or 10 (one - ZLL)	1 - 2.5 stories / 35'	60%
Two-family/attached residences	2,000 SF/unit	25 per unit	10 - 25	25	10 (end units)	1 - 2.5 stories / 35'	60%
Multifamily residences	1,500/un it, min 4,000 SF	80	5 - 25	15	10	2-4 stories / 45'	70%
Nonresidential or mixed use	5,000	50	0 - 10	n/a	6 <sup>c</sup>	2-4 stories / 45'	80%
Civic (institutional, rec.) buildings	5,000	50	0 - 25	n/a	10	2-4 stories / 45'	80%

## Notes:

- Where an alley is present, half of the alley's right-of-way width shall be counted toward the rear setback.
- A minimum side yard setback of 6 feet shall be provided for single-family detached dwellings or a single side yard of 10 feet for semi-detached single-family dwellings. A minimum side yard setback of 10 feet shall be provided for end-unit attached dwellings. For semi-detached single-family dwellings, a reciprocal access easement shall be recorded for both lots. All semi-detached single-family dwellings, townhouses, and other attached dwellings shall have pedestrian access to the rear yard through means other than the principal structure.
- No side yards are required along interior lot lines, except as otherwise specified in the building code, except that if walls of structures facing such interior lot lines contain windows or other openings, yards of not less than six (6) feet shall be provided. Side and rear yards of at least six (6) feet shall be required when a nonresidential use adjoins a side yard of a residential property.
- See Chapter 13-1429 (1), Green Bay Municipal Code, for exceptions to maximum height.
- Corner properties: The side façade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon

the same public street. If no structure exists on the adjacent property, no less than half of the front setback applies.

- f. Multifamily and commercial buildings or a portion of such buildings shall be oriented to the public right of way with parking located in the rear or side yard to ensure the uses are integrated into the block structure.
- ~~g. Townhomes must be rear or alley loaded with no driveways accessing a public street.~~
- g. Single family detached lots greater than 7,500 square feet shall have a maximum impervious surface coverage of 50%.

4. Standards for garages and other accessory structures: Garages may be placed on a single-family detached residential lot either within the principal building or an accessory building, meeting the following requirements:

- a. Attached accessory structures shall be consider attached and integral part of the principal structure when it is connected by an enclosed passage way. Such structures are subject to Section 13-615(b), Green Bay Municipal Code.
- b. Detached accessory structures shall be permitted in residential districts in accordance with the Section 13-615(c), Green Bay Municipal Code. ~~An attached garage shall be recessed a distance of at least 5 feet behind the primary facade of the house.~~
- c. **All garages shall be set back 20' from the public right-of-way.**

C. ARCHITECTURE STANDARDS. A variety of architectural and design features and building materials is encouraged to give each building or group of buildings a distinct character, as well as sensitivity to the surrounding context.

- 1. Commercial Use building height. To create a visually unified streetwall, buildings should be no more than 30 percent taller or shorter than the average building height on the block.
- 2. Entries and facades.
  - a. The architectural features, materials, and the articulation of a facade of a building shall be continued on all sides visible from a public street.
  - b. The front or principal facade of the principal building on any lot shall face a public street and shall not be oriented to face directly toward a parking lot.
  - c. Buildings of more than 30 feet in width shall be divided into smaller regular increments through articulation of the façade. This can be achieved through variations in materials, detailing, roof lines, and elements, such as arcades, awnings, windows, and balconies.
  - d. The ground level of any multi-story, commercial, and mixed-use structure shall be visually distinct from the upper stories through the use of an intermediate cornice line, sign band, awning or arcade, or a change in building materials, texture, or detailing.
  - e. Porches, pent roofs, roof overhangs, hooded front doors, or similar architectural elements shall be used to define the front entrance to all residences or multifamily buildings.
  - f. No single family detached structure shall have the same front façade as an adjoining parcel.

3. Residential uses at street level should generally be set back far enough from the street to provide a private yard area between the sidewalk and the front door. Landscaping, steps, porches, grade changes, and low ornamental fences or walls may be used to provide increased privacy and livability for first floor units. A list of permitted residential architectural styles is listed under exhibit A.
4. For commercial or mixed-use buildings, a minimum of 30 percent of the front facade on the ground floor shall be transparent, consisting of window or door openings allowing views into and out of the interior.
5. Additions to existing structures shall maintain setbacks, building proportions, roof and cornice lines, façade divisions, rhythm and proportion of openings, building materials, and colors that are similar to and compatible with the existing structure.
6. Materials: A 50% mix of materials is required for the front facade of residential structures. Acceptable building façade materials include:
  - a. Concrete (including precast concrete with prior approval of sample)
  - b. Glass
  - c. Masonry (brick as well as decorative block with prior approval of block sample)
  - d. Metals
  - e. Stone
  - f. Tile
  - g. Vinyl
  - h. Wood with prior approval of sample
  - i. Other materials, such as cementitious sidings, stucco and polyurethane or PVC detailing, masonry veneer shall only begin at the first floor exterior window sill plane and continue to the roofline.
7. Commercial street façade should have clear distinction between the “storefront” on the first floor and the floors above for the mixed use commercial and light industrial uses of this district.
8. Any signage, lighting and awnings must be integrated into the design.
9. Second street facades (these will occur on corner lots and lots adjacent to dedicated park space) should be developed to a similar level of detail as the “address” elevation, though the overall emphasis of the “address” elevation should be greater than the second street facades.
10. Functional entries are allowed and encouraged on second street facades.
11. Side façade at adjoining property lines may be “blank” and must meet fire separation codes.
12. Rear façade should also use good design principles.
  - a. Entries should be properly emphasized to match use of entry (customer entry more emphasized than a “receiving” entry).
  - b. Some differentiation should occur between the first floor and the upper floors.
  - c. Rear façade should correlate to the front elevation.

D. SITE DESIGN STANDARDS.

1. Lighting. Street lighting shall be provided on both sides of all streets at intervals of no greater than 75 feet. Generally, smaller lights, as opposed to fewer high-intensity lights, should be used. Street lighting design shall meet the minimum standards developed by the Department of Public Works. Exterior lighting shall be directed downward in order to reduce glare onto adjacent properties, per Chapter 5, General Regulations.
2. Exterior signage. Sign number, size, height, and location in the PUD shall meet the requirements of the Neighborhood Center District. A comprehensive sign program shall be developed for the entire PUD that establishes a uniform sign theme. Signs shall share a common palette of sizes, shapes, materials, and lettering styles.
3. Landscaping and screening standards.
  - a. Overall composition and location of landscaping shall complement the scale of the development and its surroundings. In general, larger well-placed contiguous planting areas shall be preferred to smaller disconnected areas.
  - b. Height and opacity. Where screening is required by this ordinance, it shall be at least 3 feet in height unless otherwise specified. Required screening shall be at least 50 percent opaque throughout the year.
  - c. Components. Required screening shall be satisfied by one or a combination of the following:
    - (1) A decorative fence not less than 50 percent opaque behind a continuous landscaped area.
    - (2) A masonry wall.
    - (3) A hedge.
    - (4) Mixed use and commercial building foundation landscaping shall be in accordance with Section 13-1823, Green Bay Municipal Code.
4. Street trees. Street trees shall be required in accordance with Chapter 14, Green Bay Municipal Code. Trees should preferably be located within a planting strip between the sidewalk and the curb, within a landscaped median strip, or in tree wells installed in pavement or concrete.

E. PARKING. Parking areas for shared or community use should be encouraged. In addition:

1. In the mixed-use area, any parking lot shall be located at the rear or side of a building. If located at the side, screening shall be provided, as specified in Chapter 13-1432, Green Bay Municipal Code.
2. A parking lot or parking garage shall not be located adjacent to or opposite a street intersection.
3. In the mixed-use area, a commercial use shall provide one parking space for every 300 square feet of gross floor area or portion thereof. Parking may be provided in shared or community lots within 1,000 feet of the site.
4. Shared parking and cross access easements are highly encouraged to better facilitate movement throughout the development area.



5. In the mixed-use and residential areas, 1.5 off-street parking spaces shall be provided for each dwelling unit, with the exception of senior housing and secondary dwelling units, which shall provide one space per unit, and live-work units, which shall provide two spaces per unit.
  6. On-street parking directly adjacent to a building may apply toward the minimum parking requirements for that building.
  7. Surface parking lots or garages shall provide at least one bicycle parking space for every 10 motor vehicle parking spaces. Bicycle parking shall consist of a rack of acceptable design in a well-lit location, preferably sheltered.
  8. Service access. Direct access to service and loading dock areas for service vehicles should be provided, while avoiding movement through parking areas to the greatest extent possible. Alleys may be used to provide service access.
  9. Paving. Reduction of impervious surfaces through the use of interlocking pavers is strongly encouraged for remote parking lots or those used infrequently.
  10. A preliminary development site and parking plan is included as Exhibits G-H.
- F. LANDSCAPING AND PARKING MAINTENANCE. All parking and loading areas fronting public streets and sidewalks shall be landscaped in accordance with the requirements of Chapter 13-1800, Green Bay Municipal Code. All parking and loading areas abutting residential districts shall be landscaped in accordance with Chapter 13-1800, Green Bay Municipal Code. Parking area interior landscaping shall conform to the requirements of Chapter 13-1800, Green Bay Municipal Code. Parking area landscaping can include turf grass, native grasses, or other perennial flowering plants, vines, shrubs, or trees. Such spaces may also include architectural features, such as benches, kiosks, or bicycle parking.
- G. LIGHTING. Lighting throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-500 and further regulated as follows:
1. Parking lot lighting shall consist of sharp cut-off fixtures. Poles shall not exceed twenty-five (25') feet in height.
  2. Pedestrian lighting for walkways shall not exceed sixteen (16') feet overall measured from ground level.
  3. Lighting plan indicating fixtures, placement, and height shall be included as part of the site plan submittal process and approved by the Community Development Review Team (CDRT).
- H. STORM WATER MANAGEMENT AND GRADING PLAN. The design and development of the PUD should minimize off-site stormwater runoff, promote onsite filtration, and minimize the discharge of pollutants to ground and surface water. Natural topography and existing land cover should be maintained/protected to the maximum extent practicable. New development and redevelopment shall meet the requirements of Chapter 30, Green Bay Municipal Code. A conceptual stormwater management plan and grading plan meeting the standards established by the City's Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City prior to the issuance of building permits and

shall be approved as part of the platting process in accordance with the phasing Exhibit F listed above.

A complete stormwater management plan for proposed Phase 1 listed on Exhibit F shall be submitted in accordance with the requirements of Chapter 30, Green Bay Municipal Code. A complete stormwater management plan for the remaining development area listed on Exhibit F shall be submitted in accordance with the requirements of Chapter 30, Green Bay Municipal Code, prior to any further platting or land divisions.

Any proposed amendments to the land use plan within the PUD described in Exhibit D as a result of the complete stormwater management plan shall be approved according to Section 3.D of this ordinance.

- I. REFUSE AND MECHANICALS. Screening of refuse materials and mechanicals shall meet the standards as set forth within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-1800.
- J. ACCESS AND CIRCULATION STANDARDS. Access and circulation for automobile and pedestrian traffic established through permanent access easements, and in substantial conformity with what is depicted on the attached Exhibit E. The attached circulation standards allow for multiple modes of transportation. They provide functional and visual links within the residential, mixed-use, and open space areas of the PUD and provide multiple connections to existing and proposed external development. The circulation standards provide for adequate traffic capacity and multiple connections to pedestrian and bicycle routes, including off-street bicycle or multi-use paths. The standards also control through traffic, limit lot access to streets of lower traffic volumes, and promote safe and efficient mobility through the PUD.
  1. Pedestrian circulation. Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the PUD. Where feasible, any existing pedestrian routes through the site shall be preserved and enhanced. All streets, except for alleys, shall be bordered by sidewalks on both sides in accordance with the specifications listed in Table 14-2. The following provisions also apply:
    - a. Sidewalks in mixed use areas. Clear and well-lighted walkways at least 5 feet in width shall connect all building entrances to the adjacent public sidewalk and associated parking areas.
    - b. Disabled accessibility. Sidewalks shall comply with the applicable requirements of the Americans with Disabilities Act.
    - c. Crosswalks. Intersections of sidewalks with streets shall be designed with clearly defined edges. Crosswalks shall be well-lit and clearly marked with contrasting paving material at the edges or with striping.
  2. Bicycle Circulation. Bicycle circulation shall be accommodated on streets and/or dedicated bicycle paths. Any existing or planned bicycle routes through the site shall be preserved or developed. Bicycle facilities may include off-street paths (generally shared with pedestrians and other non-motorized uses) and/or separate

striped 4-foot bicycle lanes on streets. If a bicycle lane is combined with a parking lane, the combined width should be 14 feet.

3. Transit access. Where public transit service is available or planned, convenient access to transit stops shall be provided. Transit shelters, where provided, shall be well-lighted and placed in highly visible locations that provide security through surveillance.
4. Motor vehicle circulation. Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming features, such as "queuing streets," curb extensions, traffic circles, and medians, may be used to encourage slow traffic speeds.
5. Street hierarchy. Each street within a PUD shall be classified according to the following hierarchy:
  - a. Arterial streets should not bisect a PUD but may border a PUD.
  - b. Collector. This street provides access to mixed-use areas and is also part of the City's major street network.
  - c. Subcollector. This street provides primary access to residential properties and connects streets of higher and lower function, and it may provide access to community facilities, such as schools.
  - d. Local street. This street provides primary access to residential properties.
  - e. Alley. This street provides primary access to residential garages and commercial parking areas. It is typically used where street frontages are narrow, where the primary street width is narrow and limited on-street parking is provided, or to provide delivery access and access to commercial parking.
6. Street Design. The following table is a guide to street design in the PUD. Street and right-of-way widths shall be reviewed by City staff as part of the concept plan review and shall be approved as part of the platting process in accordance with the phasing exhibit listed above.
7. Concrete sidewalks. Concrete sidewalks shall be installed on both sides of all public streets within this PUD. Sidewalks shall be installed at the time the lots are developed and prior to receiving an occupancy permit or as directed by the Common Council of the City of Green Bay. Once a block is built up with 50% of structures, the Common Council shall order in the sidewalks to complete the block network.

	Collector	Sub-Collector	Local Street	Alley
Typical Average Daily Trips	750 or more	250 – 750	Less than 250	N/A
Right-of-way	76-88 feet	48 -72 feet	50 - 60 feet	12-16 feet
Auto travel lanes	2 or 3 @ 12 feet	2 @ 10 feet	2 @ 10'	2 @ 8 feet or 1 @ 12 feet (1-way)
Bicycle lanes (may be required where needed)	6 feet next to parking lane	4 feet without parking or 6 feet next to parking lane	None	None
Parking	Both sides, 9 feet	One or both sides, 9 feet	One or both sides, 9 feet	None (access to drives and garages)
Curb and gutter	Required	Required	Required	Not required
Planting strips	Both sides, min. 6 feet	Both sides, min. 6 feet	Both sides, min. 6 feet	None
Sidewalks	Both sides @ 5 feet min.	Both sides @ 5 feet	Both sides @ 5 feet	None

- K. SUBDIVISION OF LAND. If the PUD involves the subdivision of land as defined in the subdivision ordinance, the applicant shall submit all required land division documents in accordance with the requirements of the Chapter 14, Green Bay Municipal Code, and Wisconsin Statutes Chapter 236. If there is a conflict between the design standards of the subdivision ordinance and the design guidelines of this ordinance, the provisions of this ordinance shall apply.
- L. OWNERSHIP AND MAINTENANCE OF PUBLIC SPACE. Provisions shall be made for the ownership and maintenance of streets, squares, parks, open space, and other public spaces in a PUD by dedication to the City or management by an entity, such as a homeowners association or neighborhood association approved by the Common Council.
- M. PROPOSED SCHEDULE OF DEVELOPMENT PHASING. The section allows for phased construction with the knowledge that subsequent phases will be developed consistently with earlier phases and under the review of the Planning Commission in accordance with the provisions of Chapter 13, Green Bay Municipal Code. Phasing of this PUD shall be permitted, provided that each individual phase is designed and developed to exist as an independent unit and that the construction and improvement of common open space and site amenities shown on the development plan proceeds at the same rate as the construction of dwellings and other permitted land uses. Any violation of this provision shall authorize the City Council to hold a public hearing to review the status of the PUD and impose any remedies it deems appropriate, including, but not limited to, revocation of permits, issuance of construction orders, or issuance of citations for failure to comply with such orders.

The applicant must submit to the Planning Department for review a Final Development Plan for each phase before development on it can begin. The Final Development Plan for each phase must include a written summary describing the following information.

1. Proposed subdivisions of land, including total number and type of dwelling units.
2. Planned utility improvements plan showing underground and above ground lines and structures for sanitary sewers, electricity, gas, telecommunications, etc.
3. A site plan, including proposed topographic contours at 2-foot intervals, with the following information:
  - a. The location existing and if know commercial and mixed use structures that will remain, with height and gross floor area noted.
  - b. The location and function of proposed open space.
  - c. The circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public streets or rights of way; transit stops; easements or other reservations of land on the site; the location and dimensions of existing and proposed curb cuts, off street parking, and loading spaces, including service access for receiving and trash removal; sidewalks and other walkways.
  - d. Location of all trees, shrubs, and groundcover proposed or existing to remain on the site.
  - e. The location of street and pedestrian lighting, including lamp intensity and height.
  - f. If known, detailed elevations of all proposed commercial buildings and typical elevations of residential buildings. Scaled elevations should identify all signs; building materials; the location, height, and material for screening walls and fences, including outdoor trash storage areas; electrical, mechanical, and gas metering equipment; storage areas for trash and recyclable materials; and rooftop equipment.
4. Stormwater Management Plan as required by Chapter 30, Green Bay Municipal Code.
5. Ownership and maintenance of public space (see Section 3.N of this ordinance)
6. Any other information deemed necessary by the Zoning Administrator in order to evaluate plans.

N. AMENDMENTS TO PLANNED UNIT DEVELOPMENT. Requested amendments to the PUD or to individual phases of the PUD as subject to the following:

1. Minor changes. Minor changes to the final plan adopted by the Plan Commission may be approved by the Planning Department, provided that the changes do not involve:
  - a. Increases or decreases of less than ten percent (10%) in the floor area of structures or number of dwelling units or the area designated as open space.
  - b. Changes to the street layout or circulation pattern that would eliminate a street or path segment or an intersection.
  - c. Changes to primary architectural style(s) as shown.
  - d. Alteration of any conditions attached or modifications to the conceptual plan

made by the Common Council.

- e. Any other changes that, in the opinion of planning staff, depart from the original concept or intent of the conceptual plan.
2. Major changes. A major change to a final plan shall require approval by a majority vote of all members of the Common Council.

O. FINAL SITE PLAN APPROVAL.

1. Following the adoption of this ordinance and prior to the issuance of building permits, the petitioner for single-family attached dwellings, ~~including duplexes, townhouses, rowhouses~~ shall receive approval of final site plans from the CDRT (Community Development Review Team).
2. Following the adoption of this ordinance and prior to the issuance of building permits, the petitioner for multifamily dwellings shall receive approval of final site plans from the Plan Commission.
3. **Following the adoption of this ordinance and prior to the issuance of building permits, the petitioner for duplexes, townhouses, and rowhouses shall receive approval of final site plans from the CDRT and Plan Commission as part of the conditional-use permit.**

**SECTION 4.** This PUD shall be recorded with any future plats or land divisions.

**SECTION 5.** The provisions of this ordinance, including, without limitation, the granting of a conditional-use permit and all obligations, conditions, restrictions and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

**SECTION 6.** Each exhibit which is attached to this ordinance is deemed to be and is expressly made a part of and incorporated into this ordinance to the same extent as if each such exhibit, and the plans identified therein, had been set forth in its entirety in the body of this ordinance.

**SECTION 7.** Unless stated above, the development must comply with all other regulations of the Green Bay Municipal Code.

**SECTION 8.** All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

**SECTION 9.** This ordinance supersedes any discrepancies between the standards herein and the Grandview Place Development Plan Report listed in exhibit A.

**SECTION 10.** In addition to all other remedies available to the City of Green Bay, the City may decline to issue any building or other permits otherwise required by any ordinance of this City while any violation of this ordinance remains uncured.

**SECTION 11.** If any provision in this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the City of Green Bay that all provisions of this ordinance are separable.

**SECTION 12.** The approval of this zoning is subject to:

- a. Road realignment for the proposed Rocky Arbor Trail listed in Exhibit J.
- b. Garage setback reduced from 10 feet to 5 feet.
- c. Townhomes permitted as a conditional-use.

**SECTION 13.** This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13.204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Clerk

01/20/15

Attachments:

Site Map

Exhibit A - Grandview Place Development Plan

Exhibit B - Grandview Place Natural Resources Inventory

Exhibit C - Grandview Place Existing Site Topography Map

Exhibit D - Grandview Place land Use Map

Exhibit E - Grandview Place Circulation Plan (sidewalks required)

Exhibit F - Grandview Place Phasing Map

Exhibit G - Grandview Place Development Site

Exhibit H - Grandview Place Development Site

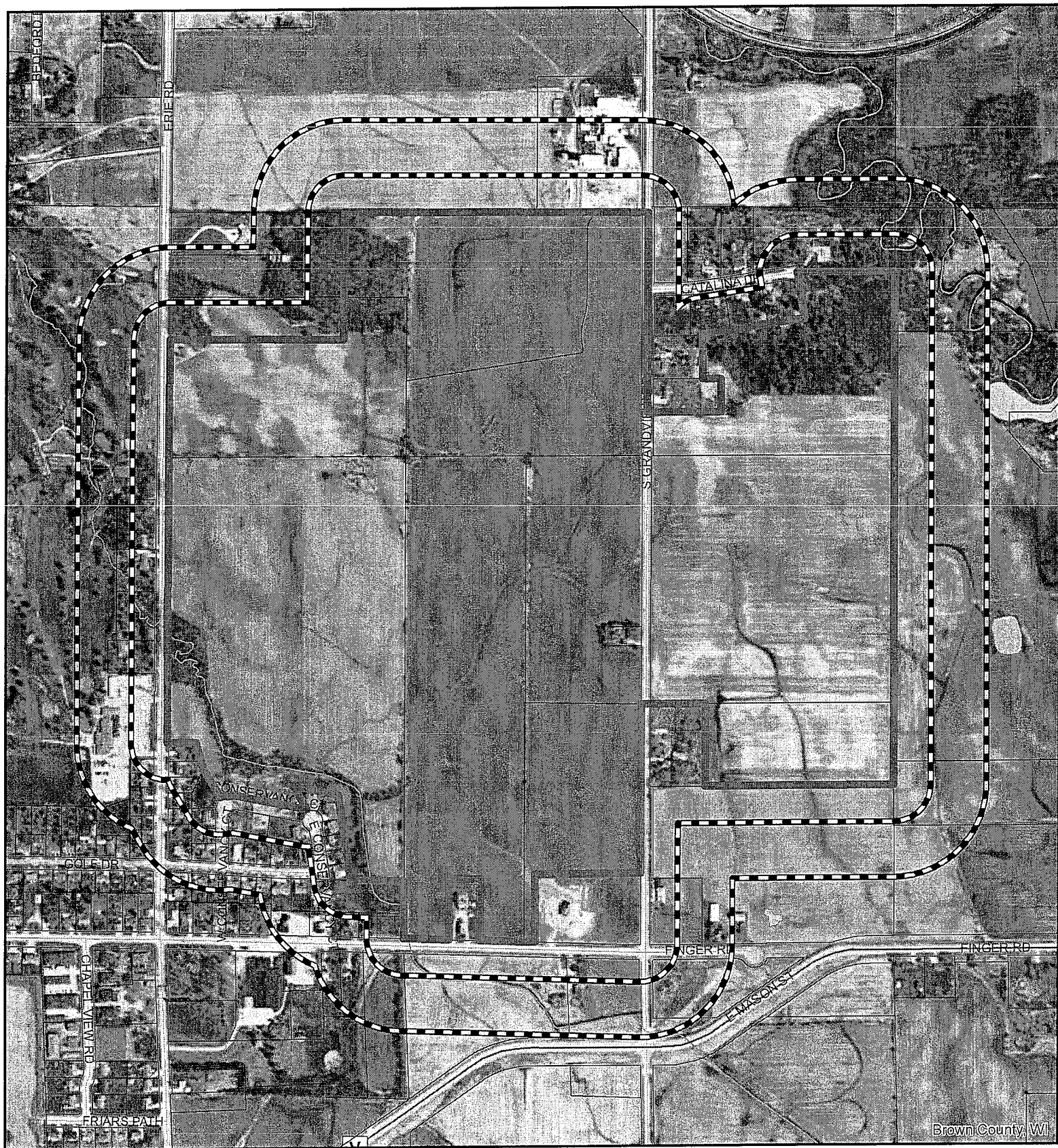
ZONING ORDINANCE NO. 1-15

Exhibit I - Grandview Place Conceptual Stormwater Management Plan

Exhibit J - Road realignment for proposed Rocky Arbor Trail

Exhibit K - Map depicting area where garages shall not protrude past the front façade of a home  
or single-family lots





**ZP 14-37**



200' Notification Area



500' Notification Area

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.  
Map prepared by City of Green Bay Planning Department.

Request for a Traditional Neighborhood Development zoning designation in an area generally located north of Finger Road, west of Northview Road, south of Cataline Drive, and east of Erie Road.

Submitted by Erie Road Development LLC and Humboldt Investments LLC



# GRANDVIEW PLACE DEVELOPMENT PLAN

WRITTEN BY:

TINA BUNKER

for

Humboldt Investments, LLC

Erie Development, LLC

**Exhibit A**

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# INTRODUCTION

The purpose of Grandview Place is to design a traditional neighborhood, compact in design that allows for a mix of uses and housing styles to accommodate households of all ages and sizes. The design of Grandview Place blends a variety of density and housing applications within a walk able community incorporating relatively narrow, inter-connected streets with sidewalks and trails connecting to community resources, gathering places and commercial/retail spaces together.

There is a demographic shift coming in the housing market, we are just seeing signs of it now. Grandview Place looks to acknowledge this change and provide the necessary product available for builders and contractors as this change takes place. The shift will increase demand for three types of future housing; senior living, multifamily and smaller residential lots.

The population of our area is growing. According to David Egan-Robertson of the UW-Madison Applied Population Laboratory Brown County is slated to grow by 25.9% from 2010-2040. In addition as a whole, our population is aging and living longer. Due to advances to health and medicine the older population will continue to grow significantly in the future. This growth slowed somewhat during the 1990's because of the relatively small numbers of babies born during the Great Depression of the 1930's. The impact of retirement "boom" is just now being felt. For the next 20 years approximately 10,000 baby boomers a day will retire. According to statics (Provided by Linda Salchenberger, Associated Provost for Academic Planning, Marquette University), by the year 2020 more than 36% of the US population will be older than 65, the largest segment of this being the baby boomer population. In addition, the 85+ population is expected to triple from 5.7 million in 2011 to 14.1 million in 2040 (According to AOA, Administration on Aging). Throughout recent history, as the baby boom population evolved through different cycles of life the world was recreated around them. As our baby boomers age into retirement their housing needs will change and how the world views housing and retirement will likely change once again. This seasoned demographic will look to "down size" from the larger homes they raised their families in. They will look for smaller homes with less maintenance, condos and rental apartments. People want to live independently as long as possible which will call for a new design of homes with few steps and wheel chair assess-ability. Many will choose to rent to avoid the stress of regular maintenance.

Seniors will compete with young adults for rental properties. Young adults are represented in large part by the term Millennials, mainly considered children of boomers will likely represent the second largest segment of the market. Statistics show that young adults are delaying having children later in life, in many cases also delaying home ownership. The younger generation's home ownership dreams are often hindered by college debt. Some may prefer to rent over own as this next generation just coming of age to purchase homes has seen one of the largest declines in home values. Young potential home owners are weary purchasers as they have seen firsthand

how the housing crises affected family and friends. Another challenge affecting this demographic is raising college tuition costs. Students today are leaving school with greater student loan debt while wages have failed to keep up with the rise in costs; therefore the ability to save for a down payment is more difficult. Due to this changing demographic from both ends of the spectrum there will be a rise in the need for rental units of varying shapes and sizes as well as smaller homes. The challenge of Grandview Place is to provide a product that anticipates future housing needs.

One could argue that there are plenty of lots on the market today. This observation is a fair assessment however; the recorded covenants on the property don't appear to match the demand of what the current consumer is looking for. There is demand for smaller homes with smaller footprints. Although the footprint may be smaller in many cases the value is not smaller as many opt for high-end comfort features for their new homes.

The design of this community is centered on the family at all stages of life; traditional residential home sites; multi-family zoning for those who do not want to or cannot any longer care for their properties; condominium lifestyle for those that want the sense of ownership yet shared maintenance, senior living for those that can no longer care for themselves, mixed within a neighborhood to enable family to live near other family members that may be in a different stage in their lives.

Also central to Grandview place is the focus of a walk-able community. The community is highlighted by the South Branch of Baird Creek to the South and a 22.8 acre park to the North. A series of sidewalks and walking trails lead to the park and commercial area to promote pedestrian traffic. The commercial area is designed for neighborhood services that would be supported by both Grandview Place as well as the existing subdivision. Future growth of the business park and development of the School Site to the North of Grandview Place would also support neighborhood businesses. Examples of ideal neighborhood commercial services include: dentist office, daycare, deli or salon..

## EXISTING CONDITIONS IN THE NEIGHBORHOOD

Grandview Place is bound by "The Woods Golf Course" to the West, the future Green Bay Public School Site to the North, undeveloped farm lands to the East and an existing subdivision (South Branch Estates), with sewer and water to the South. South Branch Estates was developed in the mid 2000's a cul de sac with approximately 8 home sites. The neighborhood south of The Woods Golf Course and South Branch Estates is an older existing subdivision from the mid 1970's there is a mix of single story and split-level homes. There is an active Farm (DaRan Dairy) just north of the site. The subdivision to the South of the boundary and rural homes within the boundary are isolated and car dependent. Current pedestrian traffic is limited. Narrow streets with ditches detract pedestrian traffic. There are no sidewalks or wide streets for safe pedestrian travel.

## PROPERTY OWNERS

Grandview Place comprises about 263 acres located within the City limits of Green Bay. For school purposes, all of the land is located in the Green Bay Public School District. The following is a breakdown of acreage and percentage ownership within the TND area:

Humboldt Development (143.8 Acres)

Erie Road Development (97.49 Acres)

City of Green Bay (22.8 Acres)

Kenneth Dreves (21-12-1 0.44 Acres)

## SERVICES

The nearest shopping facility is Huron Marketplace 1.5-2 miles away. The nearest grocery store or hardware store is over 5 miles away. The nearest park for children to play is McAuliffe Park over 2.5 miles away. Current trail access to Baird Creek Parkway also about 2 miles away. The current neighborhood is disconnected from all shopping and open space. The Woods Golf Course is located directly west of the Development and both Aurora Baycare Hospital and the VA Hospital are located within 4 miles of the site.

## TOPOGRAPHY AND CONDITIONS

The topography of Grandview Place is relatively level with gently rolling hills. According to Whitson, A.R. (Andrew R.), 1870-1945.; Geib, W.J. (Warren Jacob), b. 1880.; Edwards, M.J.; Whitson, M.B.; Born, C.E.; Bandoli, Harold / *Soil survey of Brown County, Wisconsin* [Bulletin No. 62A] ([1933]) The soils of Brown County are classed in the broad group of soils of the United States known as the gray-brown podzolic soils. Most of the soils of the county are podzolic, and a few small spots of sandy soil in the northwestern part of the county are true podzols. The soils mapped are characteristic of soils developed in a cool humid climate with a moderate rainfall. The predominating soils are developed under forest cover from highly calcareous material. The county lies within the physiographic division covered by the late Wisconsin glaciation. The relief is largely that of a gently rolling till plain. The parent material from which the soils are derived consists largely of glacial debris deposited at a very recent glacial period. Even the most mature soils of the county are so young that the calcium carbonate has been leached to a depth of only about 2 feet in the heavier soil materials. The difference in the parent materials of the soils has had an unusually strong influence on the development of different soil profiles within the county. Soil profiles that are strikingly similar in the A horizons have been developed on the different well-drained soils, although they are derived from a variety of parent materials.

The South Branch of Baird Creek borders the property on the Southeast corner. There are a few low pockets noted on the "*Site Natural Resources Inventory Map*" as low. These sites are probable wetlands and therefore more ideally used as green space. The Northeast and Northwest areas offer small pockets of wooded area. These areas are also ideally used as parkland or green space and incorporated into the future trail system.

The soil is made up of mainly reddish-brown in color. The dominant soil is loamy or clayey with a silt loam surface, with moderately slow permeability, and high available water capacity. The clay soil makes this property ideal for development with full basements below the frost line.

### SITE NATURAL RESOURCES INVENTORY MAP, exhibit B

Attached please find the site Natural Resources Inventory Map

### SITE TOPOGRAPHY MAP, exhibit C

Attached please find a site topography map, Exhibit B indicating the gently rolling terrain.



## SITE ANALYSIS

Several features including the South Branch of Baird Creek can identify the boundaries of Grandview Place. Power lines run from East to West on the North end of the site. The property is located approximately 2 miles East of I43, 3 miles North of Hwy 29 and 3 miles South of Hwy 54/57 offering easy highway access to a majority of the area's highways. Just South and Southwest of the property near I43 you'll find the City's Business Park, nearly full and looking to expand Eastward. If the business park would "officially" extend eastward Grandview Place's residents would greatly expend their "walk to work" ability. Just north of the property you'll find a few home sites on acreage served with well and septic and a large farm run by DaRan Dairy. The North the City's School Site is also gently rolling. The majority of the property to the East of the property is undeveloped and currently farmed through the City limits of Green Bay and beyond into the Town of Humboldt. Directly West of the Site you'll find "The Woods" Golf Course, an 18-hole golf course open to the public for residents to enjoy.

## EXISTING ZONING AND LAND USE

The current zoning of the property is residential. A large majority of the property is presently farmed. Green Bay as a whole is nearly 75% developed, yet 75% of the land East of I43 is undeveloped and underserved. Nearly all Green Bay's future growth (non re-development) will be on the East side of town as the West Side is bordered by existing incorporated municipalities including the Oneida Tribe of Indians.



# TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) CONCEPTS

Recently, Traditional Neighborhood Development (TND) has been used as an alternative model for suburban development in some communities. Some have related the TND as a growth management tool because if the suburbs were built as concentrated towns instead of as urban sprawl, there would be less traffic congestion and smaller losses of lands.

Traditional neighborhoods pursue the following social objectives:

- Bring most of the activities of daily living, including dwelling, shopping and working within walking distance, the elderly and the young gain independence of movement.
- Reducing the number and length of automobile trips, traffic congestion is minimized and necessary road construction is limited.
- Provide appropriate building densities.
- Provide defined public spaces such as streets, sidewalks and parks citizens come to know each other and to watch over their collective security.
- Provide a full range of housing types and workplaces, age and economic class are integrated and the bonds of an authentic community are formed.
- Integrate the various functions of daily life within units (neighborhoods) of appropriate scale, meaningful involvement in local decision-making is facilitated.

Traditional neighborhoods also share the following conventions:

- The neighborhood is physically understood and limited in size.
- Residences, shops, workplaces, and civic buildings are located in the neighborhood, all in close proximity.
- A hierarchy of streets serve equitably the needs of the pedestrian and the automobile.
- Physically defined squares and parks provide places for informal social activity and recreation. Private buildings form a disciplined edge, delineating the public street space and the block interior with its private yards and gardens.

Traditional neighborhoods have been developed in the United States since colonial times and until the 1940s, the approximate time before the intensive use of the automobile and the advent of the interstate highway system. A typical New England town, with its grid pattern and main streets and its tree lined sidewalks and public squares, typifies a TND. In traditional neighborhoods, the streets are intended to accommodate internal circulation within the neighborhood rather than providing access to few individual lots. Thus, the street system is designed on a traditional grid pattern, which promotes and provides circulation among all uses within the neighborhood, as opposed to the curvilinear or loop streets and cul-de-sacs in suburban developments. Also, the streets are intended to be in scale with the abutting buildings and should not become barriers to pedestrian movement. In some commercial districts, on-street parking is encouraged rather than discouraged, and the commercial buildings are located close to the street lot line. On-street parking also serves as a buffer between pedestrians and vehicular traffic.

## GRANDVIEW PLACE DEVELOPMENT PLAN

The initial development proposal for GRANDVIEW PLACE is similar to PUD (Planned unit developments) used in the past. The predominant land use was residential, with a mixture of housing types and housing densities. A neighborhood shopping center was proposed in the center to be easily accessed by the neighborhood. No large employment areas were suggested under this proposal; however, the I43 Business Park is in close proximity and poised to be expanded. The Plan proposes commercial areas, including some office uses as employment areas, a community shopping center instead of a neighborhood center, and some mixed uses, which could include residences together with retail or office uses. The perimeter of the TND boundary was transitioned by residential as much as possible. Within the TND the main commercial corridor was identified as Grandview Road and Copper Falls Way. The center was denoted as commercial with less intense uses as you transition away. The multifamily and majority of medium density were located to the North of the project to be close to the Park Property and future school site.

# OBJECTIVES AND POLICIES FOR THE GRANDVIEW PLACE

## Land Use Objectives and Policies

### Objectives

1. Physically arrange land use activities in compact, efficient and functional districts to permit energy-efficient, convenient movement between residential, shopping and recreation areas.
2. Bring most of the needs of daily living within walking distance.
3. Maintain economically viable neighborhood commercial districts as a source of local employment, a focus of neighborhood activity, and a centralized convenience shopping and service center for residents of the surrounding area.

### Policies

1. Plan commercial areas so that they are relatively compact and are properly located to serve the appropriate neighborhood, community, or regional market.
2. Design neighborhoods to minimize the need for the automobile for access to shopping, school and recreational facilities.
3. Locate dwellings, shops and workplaces, all limited in size, in close proximity to each other.

## Housing Objectives and Policies

### Objectives

1. Provide a full range of housing types.
2. Create and maintain adequate opportunities for people of all ages in most residential neighborhoods.

### Policies

Locate multiple-unit housing on the basis of the site's potential for providing a safe, attractive and convenient living environment for apartment dwellers.

## Transportation Objectives

### Objectives

Create a flexible transportation system that provides several alternative modes of travel to most destinations within the immediate neighborhood and City and which minimizes conflicts among different forms of transportation, such as pedestrians, bicycles and automobiles.

## Park and Open Space Objectives and Policies

### Objectives

1. Provide adequate and accessible park, recreation, and open space facilities for the enjoyment and use of all segments of the City's population.
2. Take advantage of the City's natural resources.

3. Provide circulation opportunities to allow people to traverse throughout the neighborhood.

#### Policies

1. Scale the type of recreation and open space facilities to the needs of the population (both present and future) in the service area.
2. Place more emphasis than presently exists on developing passive and active recreation areas in parks where appropriate.
3. Use natural open space as a framework for enhancing other land uses, linking parks and open spaces to the maximum extent possible.
4. Maximize the use of a greenway system to provide open space and recreation areas as well as to allow for infiltration and to carry storm water.

## TND CONCEPT FOR GRANDVIEW PLACE

The Grandview Place Plan designates certain areas for living, shopping and working, all in relative close proximity to each other (see exhibit D). It also provides areas for civic functions and for recreation. The larger green space areas are centrally located within the neighborhood or amongst residences.

Grandview Road was identified at the North/South collector street due to the location of the future school site. Copper Falls Way was identified as the East/West Collector due to the limitation of the natural geography with consideration given to the South Branch of Baird Creek and Power lines. The center of the neighborhood was identified as the intersection of Grandview Road and Copper Falls Way. The highest use, Commercial was placed in the center and as one moves away from commercial the density of housing reduces. Adjustments were made to the original plan to buffer existing residential with the commercial areas as much as possible. While determining placement of larger multi-family areas proximity to both the park and commercial areas were weighted heavily, thus the majority are located on the North end of Grandview Place, near the large park. Residential areas are located adjacent to the employment and shopping areas to afford more people to walk to work or to shop. Mixed-use areas are also provided to insure more residences to be located in close proximity to the employment and shopping areas. Development would occur in phases starting near the locations of sewer and water and extending outwards from there. The developer will look to sell off large parcels, use specific to project developers for particular uses.

Below please find a table of land uses for Grandview Place Development

Total Development	Acreage	Percent
	263	100.00%
R-1	132.7	50.39%
Med Density	18.67	7.09%
Multi-Family	38.74	14.71%
Senior Living	11.57	4.27%
Commercial	11.57	4.39%
Green Space	50.46	19.16%

2012 Persons per household from US Census Bureau= 2.61

The location and distribution of the different types of land uses also conform to the TND concept. The office and retail areas are centrally located.

#### Residential Uses

About 151 acres (or 57%) are proposed for residential use of low to medium density. Of this total, approximately 132 acres or about 50 percent are proposed for low density, single family detached residential, and the remaining 19 acres or approximately 7 percent (of overall development) for medium density residential of attached housing. Low density residential use (primarily single-family homes) would approximate about 3 dwelling units per acre, while medium density residential would approximate about 5 units per acre. Low density residential areas should generate a total of approximately 390 homes, while the medium density residential areas about 93 units.

Multifamily is designated in three separate parcels and is comprise approximately 39 acres for all three parcels or 14.71 percent of the project. Multifamily units shall have a maximum density of 12 units per acre. This average of units per acre this would result in approximately 465 units.

The Senior living component of the project is separated into two parcels consisting of a total of approximately 11.57 acres or 4 percent of the project.

The residential uses are mixed throughout the development. The residential areas are intended to provide a variety of housing types and price points from rental to owned located throughout much of the neighborhood. The Grandview Development plan will allow for a consistent, welcoming feel throughout the neighborhood.

#### Commercial Uses

Four commercial parcels are identified at the corner of Grandview and Copper Falls Way comprise the "Town Square" feel. The commercial area totals 11.57 acres or 4.39 percent. The ideal uses could include offices, retail and service, and also residential uses ideal for supporting the neighborhood and future Green Bay Public School Site.

#### Park and Open Space

The park and open space areas include an area park, a neighborhood park, greenways, and storm water detention areas. A 22.8 acre Neighborhood park to serve the Neighborhood and surrounding area is proposed on mostly level grounds on the North-Center end of the property. A two smaller parks will also be incorporated. The first area located along the South Branch of Baird Creek. This area will also allow for vehicular access the Parkway. The second area is to be located on the East side of Grandview Road near the retention pond of approximately 1.2 Acres. Park areas are ideal for neighbors to gather and for kids to play. Neighborhood open areas and greenways in the form of walkways are proposed adjacent to the storm water detention areas. Area and neighborhood open spaces are connected with a series of walking trails. Ideally, in the future, the park and trails associated with the South Branch of Baird Creek will be connected with the City's larger trail system including Baird Creek and East River Trails.

Walking trails provided in and throughout Grandview Place invite residents traverse throughout the neighborhood promoting healthy lifestyles. Storm water detention areas are designated in several locations and also along drainage ways. Storm water detention areas shall be dedicated to the City of Green Bay prior upon recording of Grandview Place.

## RECOMMENDED TRANSPORTATION FACILITIES

To provide for both external and internal circulation within the neighborhood and collector streets are designated on the neighborhood development plan.

### Collector Streets

Two collector streets are proposed within Grandview Place. Grandview Road will serve as a north-south collector, linking the school and park property with County Road V, the main through-fair to I43. Copper Falls Way will be an east-west collector providing circulation from within the neighborhood to Grandview and Erie Roads. Sidewalks shall be provided on both sides of the street for the majority of the neighborhood. Areas with lower density or an adjacent pedestrian trail would have sidewalks on one side of the street. For those lots, which have sidewalks, they would be required for occupancy of the premises with the exception of winter construction. Green space noted though out the plan shall be dedicated to the City of Green Bay.

### Interior Circulation

A variety of internal streets are proposed in a grid like pattern. The majority of the roads run East-West ideal for Solar Passive design of residential homes. Optimal solar passive design allows for large south facing glass on the home to catch the suns low winter rays and warm the home. Overhangs in the summer shade windows to prevent overheating. Designing road pattern that allow for solar passive design incorporates a "green" component to development.

ATTACHED PLEASE FIND EXHIBIT F, THE CIRCULATION PLAN OF GRANDVIEW PLACE

## RECOMMENDED CONCEPTUAL DEVELOPMENT PLAN

The recommended Land Use Plan for the GRANDVIEW PLACE incorporates many TND concepts, especially in terms of the allocation, distribution and location of the different land uses. TND concepts can also be implemented through a conceptual development plan together with design standards for both buildings and site development. The following is a discussion of the conceptual development plan for the GRANDVIEW PLACE, including the design standards for each of the designated land uses for the area.

### Low Density Single-family Dwellings

Single-Family Dwellings to maintain the TND concept, the streets in the single-family areas are generally shown in a grid pattern. Also, to provide an ideal site for solar access and solar passive design, the streets are mainly oriented in an east-west direction. Single-family dwellings are shown in a mix of both detached in low density or attached in medium density. Single family building dwellings shall contain the following covenants as described as the "Grandview Place Building Style"

- Buildings would be limited to a maximum of 2 ½ stories
- Low density units shall have a minimum above grade SF of 1000 SF.
- Medium density units shall have a minimum above grade SF of 900 SF
- There shall be no flat roofs
- Building materials shall not include the following:
  - Steel Siding
- Steel roofing is permitted
- Building colors should be harmonious and consistent with the area.
- Grandview Place Housing Style shall be described a comfortable and welcoming with an assortment of housing facades to provide variety with conformity for the subdivision the list of housing types shall include but not be limited to: Craftsman, Bungalow, Classic, Traditional, Cottage, Country, Farmhouse, Southern and Ranch. All single family detached homes shall have a covered front porch. The following styles are viewed not to conform: Modern, Contemporary, Mediterranean, Log, Southwestern.
- There are 7 low-density lots noted duplex on corners. These seven units shall conform to the single-family standards for size and materials. In addition each unit shall face a different road

## Multiple-Family Dwellings

All types of multiple-family dwellings are encouraged, including apartments and townhouses or row-houses. The zoning requirements of the R3 Residence District could apply, except in the case of row-houses or townhouses, where no side yards are required except at the ends of buildings.

The following include the design standards for all multiple-family dwellings:

- Architectural design, including style and motif, should be consistent and compatible with adjacent developments. Colors, material, texture, roofline, and window openings of buildings should complement or be compatible with adjacent buildings
- Landscape design should be consistent and compatible with adjacent developments
- Building materials on the exterior shall not include:
  - Steel Siding
- Steel roofs shall be permitted

## Population Increase

The population of our area is growing. According to David Egan-Robertson of the UW-Madison Applied Population Laboratory Brown County is slated to grow by 25.9% from 2010-2040.

Grandview Place will add approximately 959 (non-senior living) dwelling units to the East side of Green Bay to meet this future need. Applying the US Census bureau 2012 estimate of 2.61 persons per dwelling units would result in an approximate addition of approximately 2474 persons. The size and mix of both population and housing type of Grandview Place is similar to the property located in an area between I43/East Mason/Huron Road and Sitka Street. The benefit of zoning on a larger scale with the TND is promoting consistency on a larger scale. The goal of Grandview place is to provide thoughtful design to overall layout of the area meeting the overall future housing needs of the community as a whole.



## Community Retail/Office

A community shopping center is proposed at the community center along Grandview Road. The following Community Commercial standards shall be required:

- Buildings should be restricted to no more than three stories.
- Individual buildings per use shall be encouraged, yet not required.
- No building single use tenant space shall exceed 10,000 SF.
- The color, material, texture, roofline and window opening of the buildings should be compatible with the adjacent buildings.
- A variety of architectural features and building materials are encouraged to give each building or group of buildings a distinct character.
- Buildings that face the road shall have a minimum of two variations in building material types
- The architectural features, materials and the articulation of a façade of a building shall be continued on all sides visible from a public street.
- The primary front façade shall not be orientated to face directly toward a parking lot
- A minimum of 50% of the front façade on the ground floor shall be transparent, consisting of window or door openings allowing for view.
- New structures, other and bordering civic uses, shall follow similar design guidelines as the opposite side of the same street.
- Building materials shall not include the following:
  - Steel Siding
  - Stucco/Dryvit
  - Hardboard

## Public Streets

The streets within this neighborhood will be either a local street or a collector street. The local street, which is common to all new subdivisions, will have a right-of-way width of 60-feet and a 32-foot wide pavement providing for two traffic lanes and a parking lane. The collector street will be Grandview Road and Copper Falls Way.

The creative use of street trees and street signage would aid in identifying different areas within the neighborhood and also instilling a feeling of identity. The larger specimen trees with similar shapes should be planted on Grandview and Copper Falls Way to create a formal appearance to the major approaches into this neighborhood. However, smaller specimen trees with similar shapes should be planted in the convenience center and mixed-use areas. Different types of specimen trees could be planted in the residential areas. Trees selected shall be native trees from Wisconsin. For a detailed list visit the UW Extension website for a list of native Wisconsin trees. Cottonwood trees shall be prohibited.

The City currently has several types of street lighting standards. One type of standard could be used for the residential areas, another type for the convenience center and mixed-use areas.

## Property Phasing and Construction

The City of Green Bay anticipated development for this area and brought sewer to the property in approximately 2010. The original developer would look to subdivide by use, smaller parcels with common restrictions providing variety with consistency with regards the overall look of the development. The Development would begin where utilities exist and extend outward from there.

Please see Exhibit F attached as the phasing plan.

The timing of development is much more difficult to determine. The overall broader economy and local housing market will determine the pass. By providing a product which people demand, in terms of mix and size one should see things progress over a number of years.

## Tax Base

Increased tax levy can be key to balancing the expenditures of a growing city. When fully built, Grandview Place Estates could potentially add roughly \$176 million to the tax base for the City of Green Bay. Anticipated detached single-family homes would likely list between \$170,000-275,000, with an average of \$200,000 per dwelling for a total of over \$78 million in added tax base. Medium density housing would likely list between \$110,000-\$200,000 with an average sale price of \$140,000 and approximated added tax base of over \$13 million. Multi-family units would add value of approximately \$80,000 per unit with an approximate tax base increase of \$37 million. Due to the considerable investment into long-term care, Senior Care sites would have the greatest impact on the tax levy. The approximate value added for 11.24 acres would have the potential to add \$30 million in tax levy for the two sites. Commercial tax base will vary with the end user and the extent of each tenant's build out. We have approximated 18 buildings and applied a \$1 million value per building. Commercial is anticipated to add approximately \$18 million to the tax base. With a mill rate of 23, annual revenue once fully built should exceed \$4 million annually. Over a five-year time frame received revenues are anticipated at over \$20 million. The table below provides a breakdown of tax base and estimated tax revenue.

Total Dev	Acreage	Percent	Units/Acre	Units	People Per Unit	Avg Cost	Tax Base added	Annual Revenue
	263.36	100.00%			2.61			0.023
R-1	132.7	50.39%	3	390	1018	\$200,000	\$78,000,000	\$1,794,000
Med Density	18.67	7.09%	5	93	243	\$140,000	\$13,020,000	\$299,460
Multi-Family	38.74	14.71%	12	465	1213	\$80,000	\$37,190,400	\$855,379
Senior Living	11.24	4.27%					\$30,000,000.00	\$690,000
Commercial	11.57	4.39%	1	12			\$18,000,000.00	\$414,000
Green Space	50.46	19.16%						
TOTAL				959	2474		\$176,210,400	\$4,052,839

# SUMMARY

Brown County is a growing county projected to reach a population peak in 2040 with an increase population from 2010-2040 of 25.9% according to David Egan-Robertson of the UW-Madison Applied Population Laboratory. The challenge of local governments among other things will be to provide the necessary housing and services to meet this growth. As mandated by the State the City developed a Smart Growth plan in the early 2000's. The plan adopted in and around 2003 designated this property Traditional Neighborhood Development or TND that calls for a mix of zoning types.

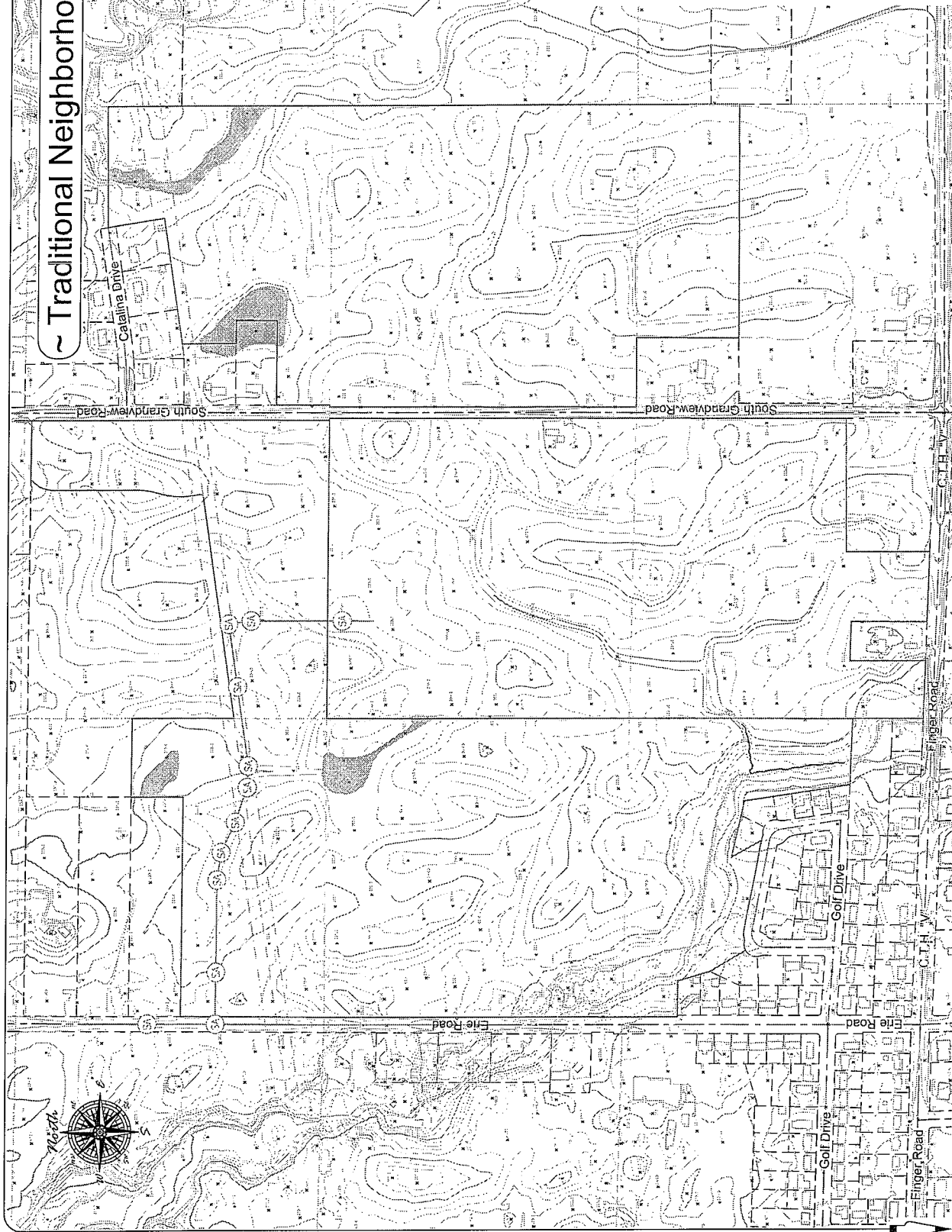
The Grandview Place Plan is the result of two years of planning and research in every aspect of development plan. The TND concept and layout was based upon the guidance and recommendations of City planning staff following TND City Ordinances as best as possible. The developer researched the TND concept, demographics and future population growth projections as well as current market inventory. Based upon the demographics which include an aging population and other housing trends found, the developer determined an optimal mix of uses to meet the future housing needs for the East side of Green Bay.

Grandview Place has provided a vision for a traditional neighborhood that has been carefully designed to allow for a mix of uses and housing styles to accommodate households of all ages and sizes to meet the demands of our changing demographics as Green Bay continues to grow. Grandview Place has taken inventory of the natural features within its boundary and provided access to those within Grandview Place promoting a walk able community to bring people and families together. Grandview Place will bring services to a presently under-served area of the City and provide housing to complement future growth in the area including the future Green Bay School Site and likely extension of the I43 Business Park. The growth of Grandview Place will mostly depend on the economy and growth of the overall housing market for the area. Grandview Place has the capacity to provide approximately 1000 housing units and add over \$176 Million to the tax base potentially providing over \$4 Million annually to the City.

The Grandview Development Plan has been revised multiple times. The Plan was significantly revised after the neighborhood meeting and again after the initial Plan Commission meeting. Each time neighbor's questions and concerns were addressed to the best ability possible given the natural confines of the property, preserving the overall goals of TND Development. Overall, density has been reduced significantly twice and adjacent existing property owners have been buffered primarily with residential zoning.



# ~ Traditional Neighborhood Development ~



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**Exhibit B**

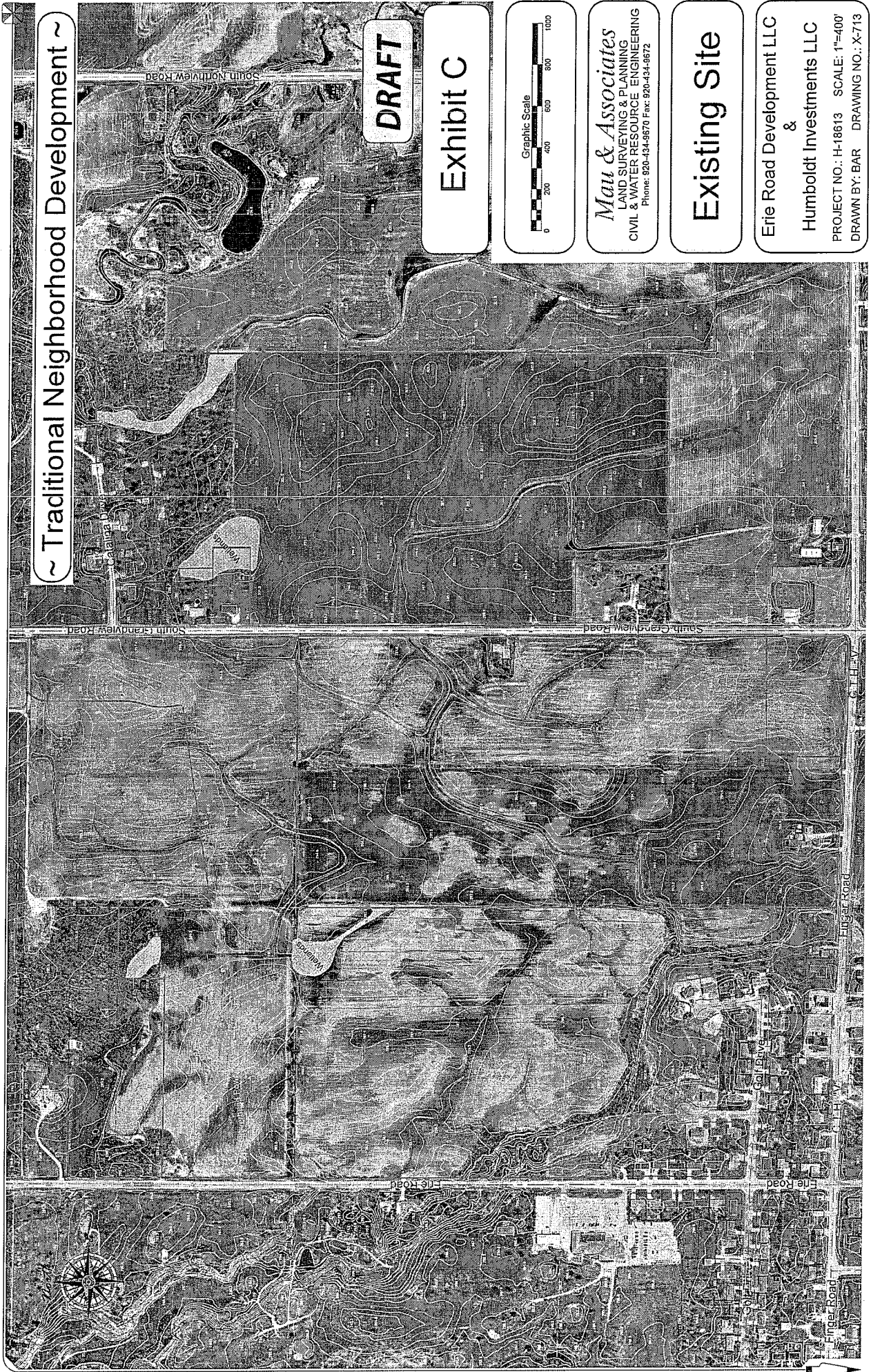


**Mau & Associates**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Fax: 920-434-9672

**Existing Site**

Erie Road Development LLC  
&  
Humboldt Investments LLC  
PROJECT NO.: H-18613 SCALE: 1"=400'  
DRAWN BY: BAR DRAWING NO.: X-713

~ Traditional Neighborhood Development ~



DRAFT

Exhibit C



*Mau & Associates*  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Fax: 920-434-9672

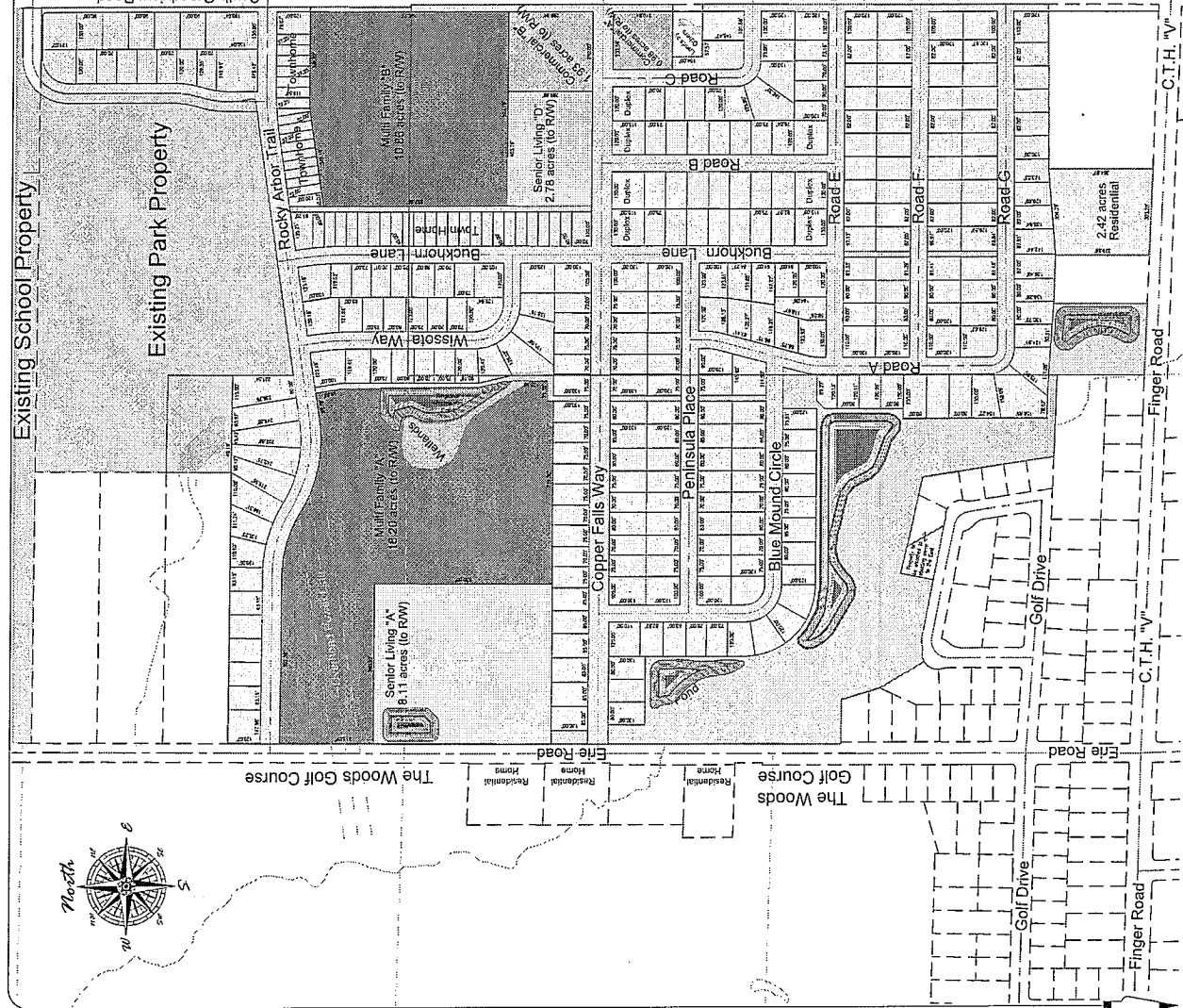
Existing Site

Erie Road Development LLC  
&  
Humboldt Investments LLC  
PROJECT NO.: H-18613 SCALE: 1"=400'  
DRAWN BY: BAR DRAWING NO.: X-713



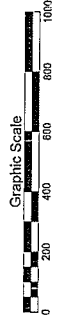


# ~ Traditional Neighborhood Development ~



**DRAFT**

**Exhibit D**



**Mau & Associates**  
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CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Fax: 920-434-9672

**Zoning Map**

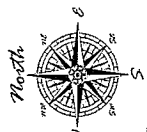
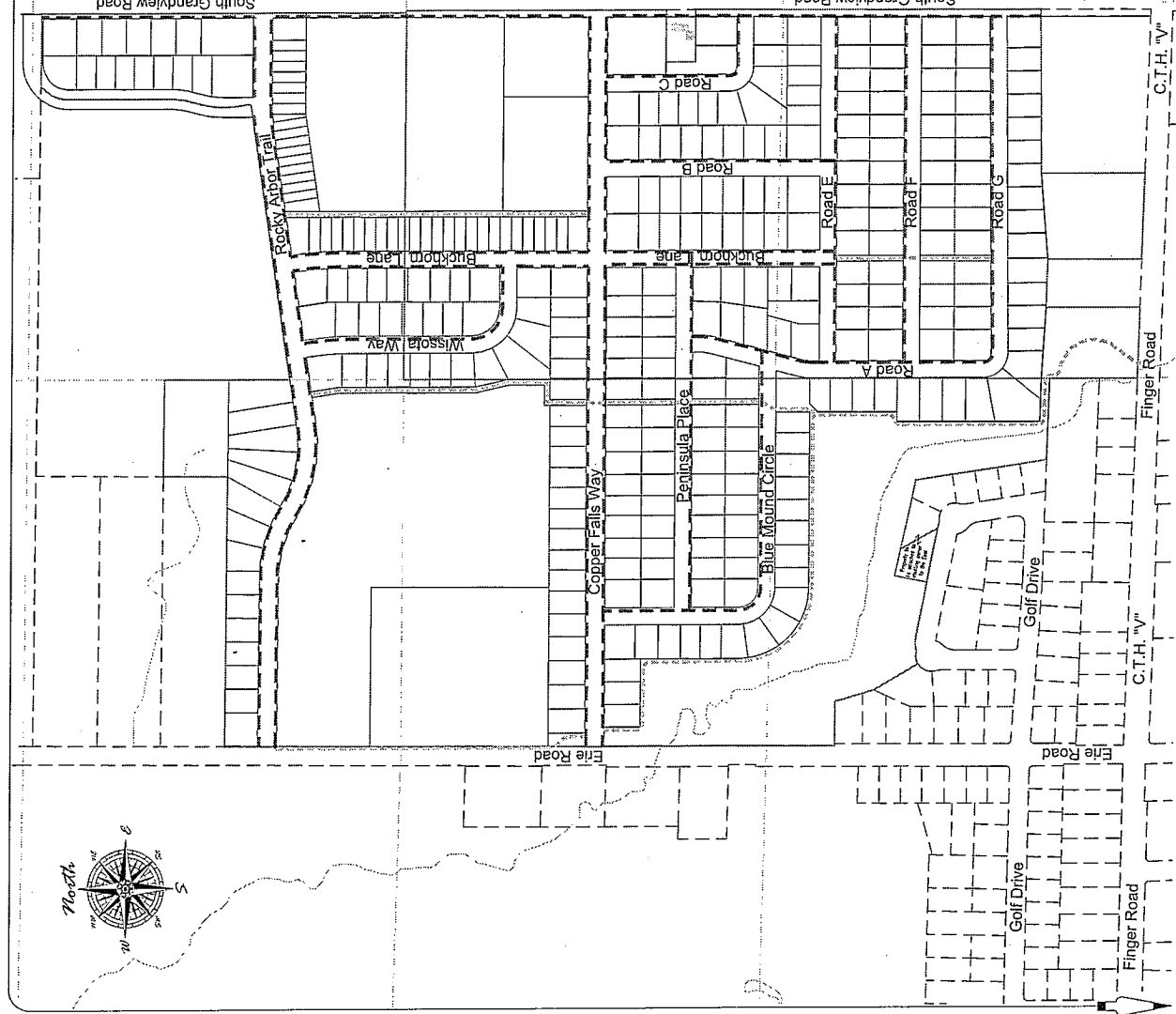
**Erte Road Development LLC**  
&  
**Humboldt Investments LLC**  
PROJECT NO.: H-18613 SCALE: 1"=400'  
DRAWN BY: BAR DRAWING NO.: X-713

**Legend**

- Single Family Residential
- Medium Density Residential
- Multi-Family Residential
- Senior Living
- Commercial
- Parkland / Stormwater Management

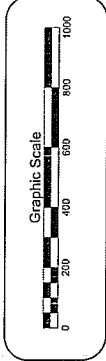


# ~ Traditional Neighborhood Development ~



**DRAFT**

**Exhibit E**



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CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9570 Fax: 920-434-9572

**Pedestrian Circulation**

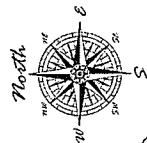
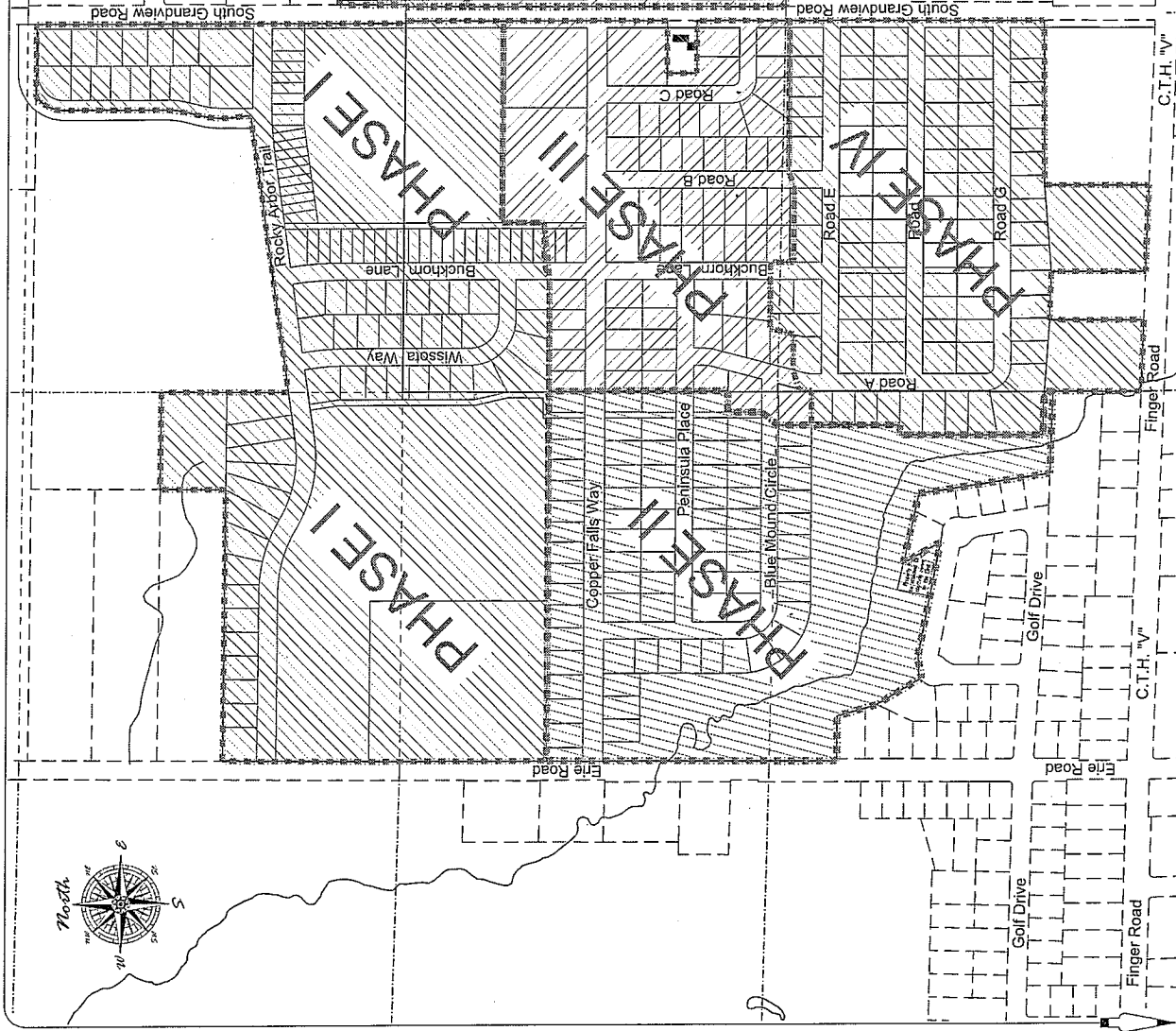
**Erie Road Development LLC  
&  
Humboldt Investments LLC**  
PROJECT NO.: H-18613 SCALE: 1"=400'  
DRAWN BY: BAR DRAWING NO.: X-713

**Legend**

- Concrete Sidewalk
- Pedestrian Trail



# ~ Traditional Neighborhood Development ~



**DRAFT**

**Exhibit F**



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Phone: 920-434-9570 Fax: 920-434-9572

**Phasing Plan**

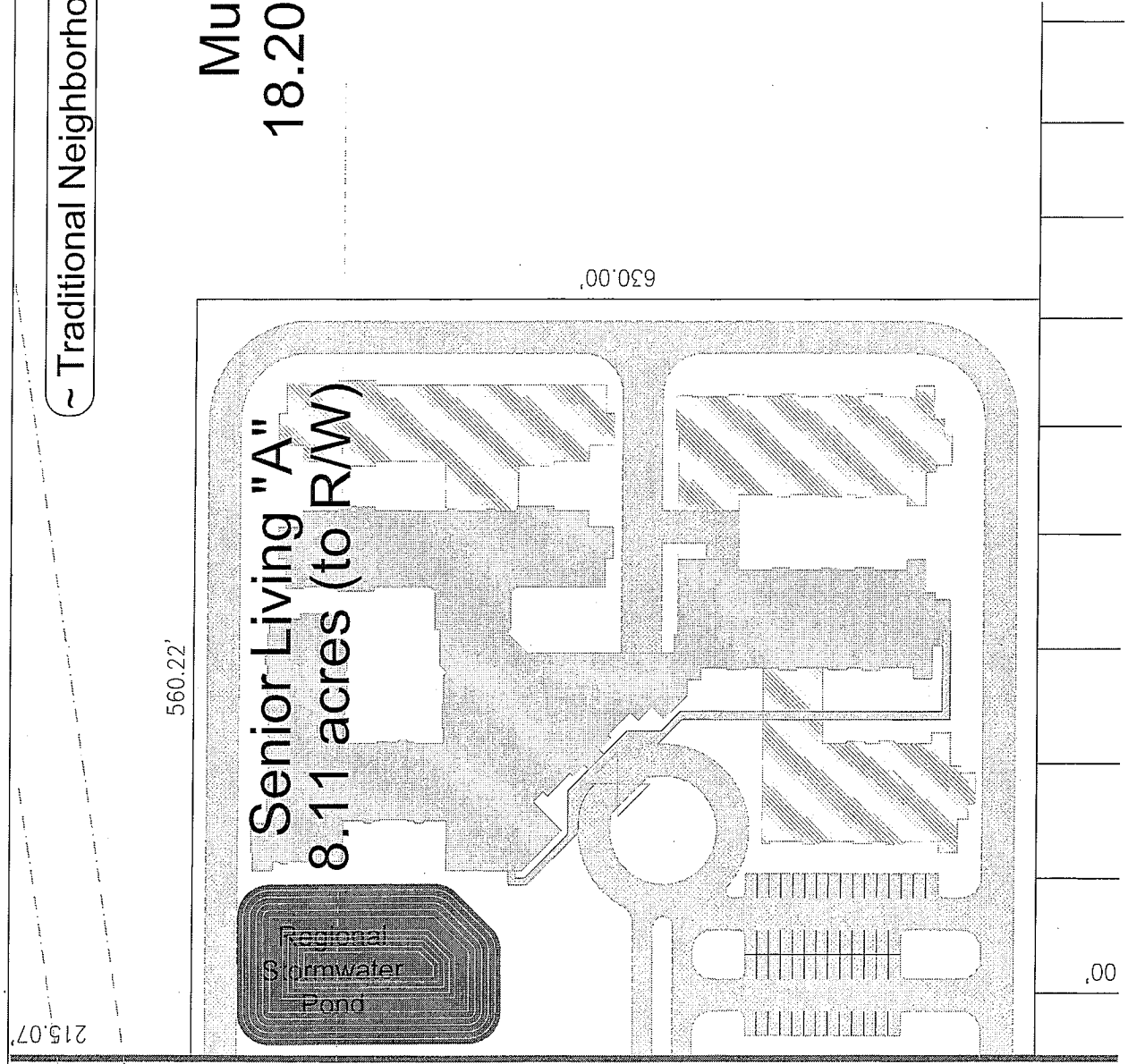
Erie Road Development LLC  
&  
Humboldt Investments LLC  
PROJECT NO.: H-18613 SCALE: 1"=400'  
DRAWN BY: BAR DRAWING NO.: X-713





Residential Home

Initial



~ Traditional Neighborhood Development ~

Multi Family "A"  
18.20 acres (to R/W)

DRAFT

Exhibit G



*Mau & Associates*  
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CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Fax: 920-434-9672

Senior Living Layout

Erie Road Development LLC  
&  
Humboldt Investments LLC  
PROJECT NO.: H-18613 SCALE: 1"=80'  
DRAWN BY: BAR DRAWING NO.: X-713

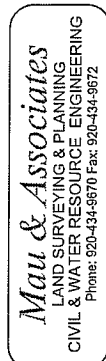


The drawing shows a rectangular building footprint with a dashed line indicating a proposed extension. The dimensions are as follows:

- Overall Width (Left):** 113.66' (left side), 80.00' (bottom side), 113.95' (right side).
- Overall Depth (Bottom):** 120.00' (bottom side).
- Internal Dimensions (Left):** 101.83' (left side), 85.00' (bottom side), 120.00' (right side).
- Internal Dimensions (Right):** 102.00' (left side), 85.00' (bottom side), 125.00' (right side).
- Internal Dimensions (Top):** 101.41' (left side), 85.00' (bottom side), 125.00' (right side).
- Internal Dimensions (Far Right):** 102.30' (left side), 85.00' (bottom side), 125.00' (right side).
- Internal Dimensions (Far Bottom):** 100.00' (left side), 70.00' (bottom side), 120.00' (right side).

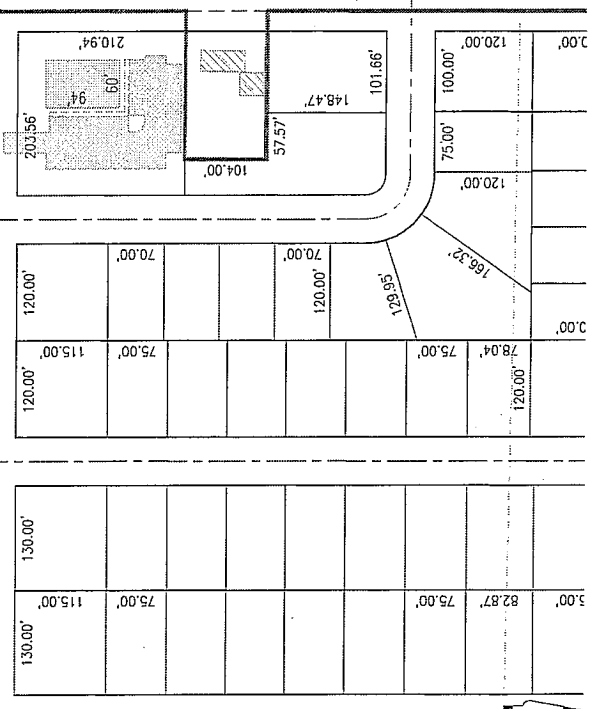
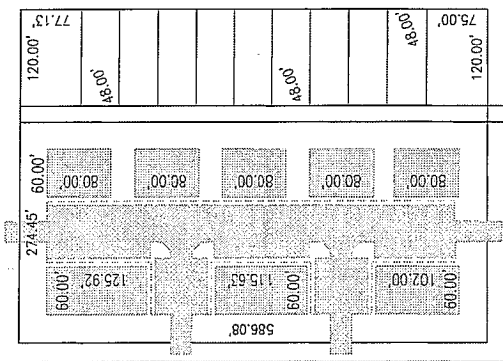
A label in the top right corner reads **DRAFT**.

# Exhibit H



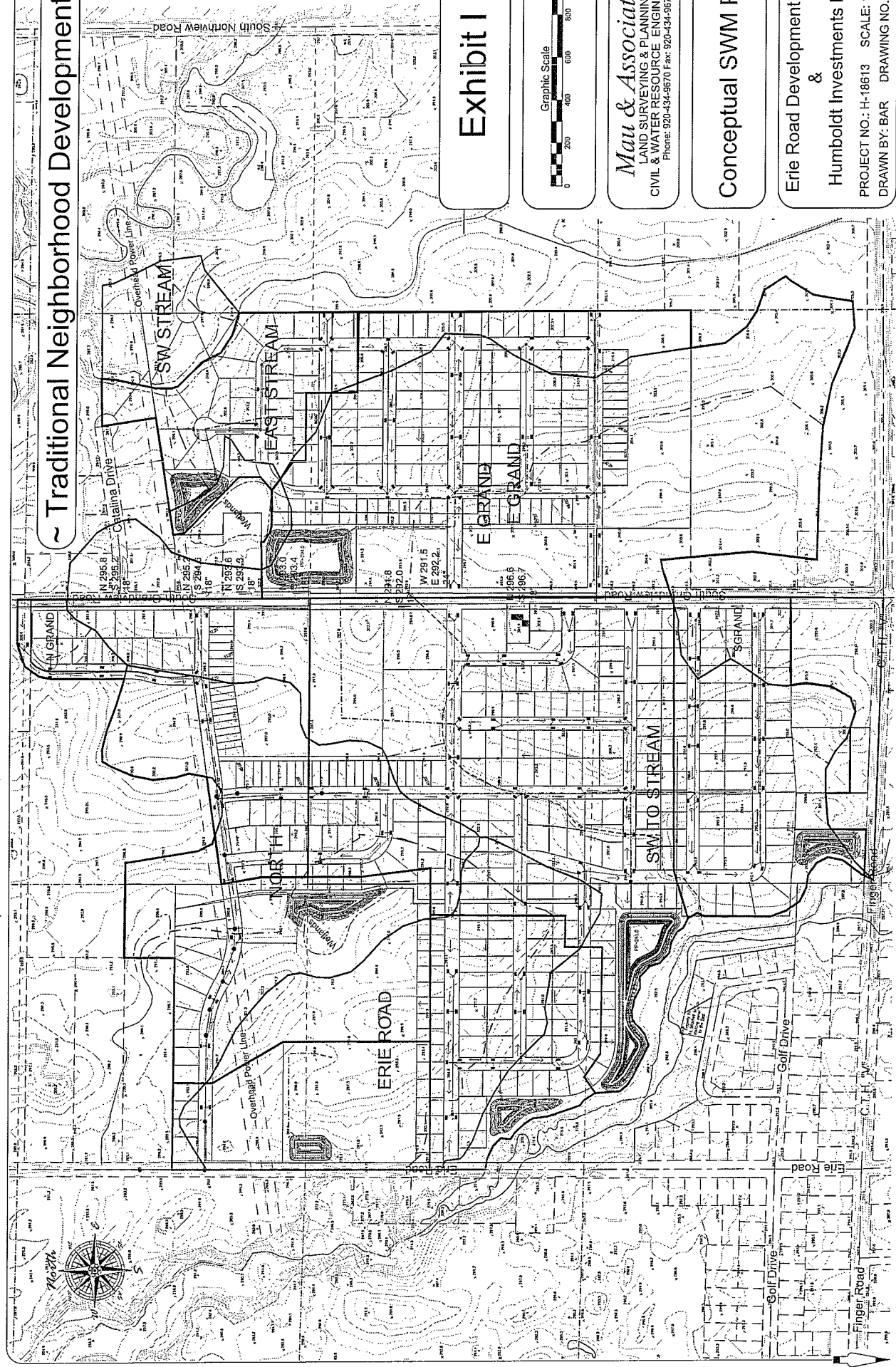
Erie Road Development LLC  
&  
Humboldt Investments LLC

PROJECT NO.: H-18613 SCALE: 1"=150'  
DRAWN BY: BAR DRAWING NO.: X-713





# ~ Traditional Neighborhood Development ~



## Exhibit I



*Mau & Associates*  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Fax: 920-434-9672

## Conceptual SWM Plan

Erte Road Development LLC  
&  
Humboldt Investments LLC  
PROJECT NO.: H-18613 SCALE: 1"=400'  
DRAWN BY: BAR DRAWING NO.: X-713

Exhibit J

Property

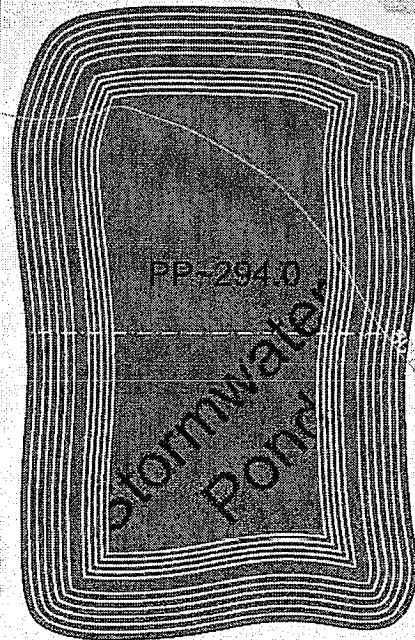
Rocky Arbor Trail

Townhome

Multi Family "B"  
11.41 acres (to R/W)

South Grandview Road

West



PP-294.0

Single Family



# The Woods Golf Course

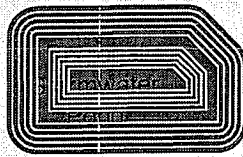
Exhibit K

NOTE: On these 15 Lots, the garages must be flush with the front of the home.

Overhead Power Line

Multi Family "A"

18.20 acres (to R/W)



Senior Living "A"

8.11 acres (to R/W)

Wetlands

Regional  
Stormwater  
Pond

Wisconsin Way

